

CITY OF WEST JORDAN
STATE OF UTAH
COMPREHENSIVE ANNUAL FINANCIAL REPORT
For the fiscal year ended June 30, 2005

Prepared by:

Finance Department

CITY OF WEST JORDAN
Comprehensive Annual Financial Report
For the Fiscal Year Ended June 30, 2005

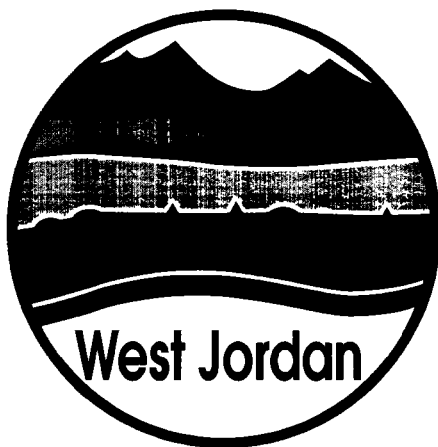
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City of West Jordan
Finance/Administrative Services
8000 South Redwood Road
West Jordan, Utah 84088
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November 28, 2005

To the Honorable Mayor, Members of the City Council, and Citizens of the City of West Jordan:

State law requires that all general-purpose local governments publish within six months of the close of each fiscal year a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the comprehensive annual financial report of the City of West Jordan for the fiscal year ended June 30, 2005.

This report consists of management's representations concerning the finances of the City of West Jordan. City management is responsible for the accuracy of the data and the completeness and reliability of all the information presented in this report. City management is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse and to ensure that adequate accounting data are compiled to allow for the preparation of the financial statements in conformity with generally accepted accounting principles (GAAP). The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

The City of West Jordan's financial statements have been audited by Osborne, Robbins & Buhler, PLLC, CPAs., a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of West Jordan for the fiscal year ended June 30, 2005 are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that the City's financial statements for the fiscal year ended June 30, 2005 are fairly presented in conformity

with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

The City was required to undergo a single audit in accordance with the provisions of the Office of Management and Budget (OMB) Circular A-133 "*Audits of States, Local Governments, and Non-Profit Organizations*". Information related to this single audit, including the opinion on the schedule of expenditures of federal awards, the auditor's reports on compliance and internal controls over financial reporting in accordance with Governmental Auditing Standards (GAS), and the auditor's report on compliance with requirements applicable to each major program and internal control over compliance in accordance with OMB Circular A-133, are available in a separate report.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complement this letter of transmittal and should be read in conjunction with it.

Profile of the Government

The City of West Jordan was incorporated in 1941 and operates under the council-manager form of municipal government. The city council, composed of the mayor and six city council members, is the legislative branch of city government. Each of the council members and the mayor serve four-year terms. The city council is responsible for passing ordinances, adopting the budget, and appointing committees and the city manager. The city manager and the subordinate officers and employees are the executive branch of city government. The city manager is responsible for directing the day-to-day operations of the city and carrying out the ordinances and policies adopted by the council.

The City is located in the northern portion of the state. The City has experienced population growth of 21 percent over the course of the past five years. The City's economy continues to grow in residential construction, industrial construction, and retail sales. This trend of economic growth is expected to continue.

The City provides a full range of services. These services include police and fire protection; culinary water; sanitary sewer; solid waste and recycling pickup; construction and maintenance of highways, parks, and other infrastructure; recreation activities and cultural events. The City has established mission statements which clearly define key goals for the City. The mission statements are as follows.

General Government

Attorney: Provide clear, comprehensive, and well-grounded legal services to elected and appointed officials of the City.

City manager: Implement the policies of the City Council through the daily direction and coordination of City activities, foster a spirit of teamwork and customer service among City employees, recommend policy changes to the City Council and enforce all applicable laws and ordinances.

City recorder: Create, record and maintain official City documents and provide complete and accurate information in a timely, efficient and professional manner.

Finance: Enhance and promote the professional management of the City's financial resources by identifying, developing and advancing fiscal strategies, policies and practices for the benefit of the City.

Community Development

Create opportunities for economic and community prosperity and provide effective support for the planning and development needs of the City.

Fire

Provide professional and efficient services which mitigate fire, medical and other risks to life and property, while enhancing public awareness and education through inspections and other prevention programs for the City.

Police

Provide quality community oriented policing through a partnership with our citizens which creates a safe and secure environment for living and working in the City.

Public Works

Maintain infrastructure to provide uninterrupted services to the public, and ensure that new development and construction conforms to appropriate standards of quality.

The annual budget serves as the foundation for the City's financial planning and control. The objective of these budgetary controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the City's governing body. Activities of the general and special revenue funds are included in the annual appropriated budget. The City has adopted a five-year strategic plan for capital improvements. In order to comply with state law, they are shown as an annual budget, such as with other governmental funds. The level of budgetary control (that is, the level at which expenditures cannot legally exceed the appropriated amount) is established by function within an individual fund. The City maintains an encumbrance accounting system as one technique of accomplishing budgetary control. Encumbered amounts lapse at year end but generally are reappropriated as part of the following year's budget.

Factors Affecting Financial Condition

The City continues to meet its responsibility for sound financial management, as demonstrated by the statements and schedules included in the financial section of this report. City council, city manager and directors meet annually for a strategic planning session. The purpose of the strategic planning session is to establish the City's priorities for the coming year and how those priorities can best be accomplished.

Budgeting for and accounting for capital projects is a major focus for the City because the City continues to experience residential and commercial growth. The City is committed to planning for infrastructure and capital improvement. For fiscal year 2005, the City has broken its capital projects fund into separate funds based on function. This has facilitated the tracking of impact fee reserves and annual budgeting.

Local economy. Jordan Landing, the largest mixed-use development in the western region is located in the City of West Jordan. Jordan Landing covers over 500 acres total, combining 1,200 residential units, 1.4 million square feet of retail space, and 1.5 million square feet of office space. The City provides a very favorable environment for retail development.

The City is focusing resources on the expansion and enhancement of the area surrounding City Hall. The City is nearing completion of the construction of the park located west of City Hall. This park has been named the Veterans Memorial Park. The park contains improved playgrounds and amenities. The City continues to plan improvements of the park. The City has completed construction of a new justice center located south of City Hall. The justice center is the home of the police and courts for the City. The justice center provides more space for the growing police and court departments.

Long-term financial planning. The long-term financial plan for the City is very favorable. The City's general fund remains healthy, adding to fund balance regularly. The City has taken advantage of low interest rates to finance capital improvements to support development within the City. During fiscal year 2005 the City issued \$10,920,000 in general obligation bonds to fund building construction and open space acquisition. The City also issued \$2,865,000 in water revenue bonds to fund radio read meter installation. Maintaining and expanding infrastructure to support growth remains one of the City's greatest challenges. The City incorporates a detailed strategic plan for capital improvement in its annual budget that addresses the funding of roads, parks, storm sewer, water, and sewer projects. In the future the City will expand the strategic plan for capital improvement to include ten future years.

Cash management. Cash during the year was invested in the Public Treasurer's Investment Fund, statement savings, and repurchase agreements. The City's investment policy is to minimize credit and market risks while maintaining a competitive yield on its portfolio. The City's investments are un-collateralized and insured only up to \$200,000 per institution by the FDIC. Utah operates under state statute allowing investments to be un-collateralized if state guidelines are followed.

Risk Management. The City is self-insured for unemployment. The City is also self-insured to \$15,000 for general liability, automobile liability and errors and omissions. The City is a member of Utah Risk Management Mutual Association (URMMA) which provides general liability, automobile liability and errors and omissions coverage for claims in excess of the self-insured amount. The City also pays insurance premiums for losses not covered by its self-insurance or URMMA.

Post-employment Benefits. The City pays out unused vacation, holiday, and 25% of the current-year sick leave balances at termination. The City provides postretirement health and dental benefits for certain retirees and their dependents. As of the end of the current fiscal year, there were 10 employees receiving these benefits, which are financed on a pay-as-you go basis. Retired employees may elect to apply their remaining unused sick leave toward the monthly health insurance premium at a rate ranging from 40 percent to 70 percent depending on years of service. In order to qualify, the employee is required to notify his/her department head at least one year in advance of retirement. GAAP does require governments to report a liability in the financial statements in connection with an employer's obligation to provide these benefits.

Awards and Acknowledgements

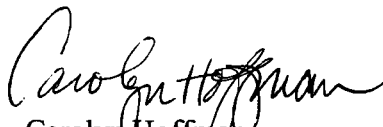
The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its CAFR for the fiscal year ended June 30, 2004. This was the twenty fourth consecutive year that the City has received this prestigious award. In order to be awarded a Certificate of Achievement, the City published an easily readable and efficiently organized CAFR. This report satisfied both GAAP and applicable legal requirements.


A Certificate of Achievement is valid for a period of one year only. We believe that our current CAFR continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

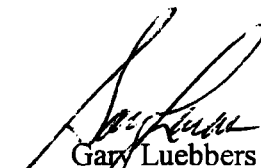
In addition, the City also received the GFOA's Distinguished Budget Presentation Award for its annual budget document for fiscal year 2005. In order to qualify for the Distinguished Budget presentation Award, the government's budget document was judged to be proficient in several categories, including as a policy document, a financial plan, an operations guide, and a communications device.

The preparation of the CAFR on a timely basis was made possible by the dedicated service of the entire staff of the Finance Department. Each member of the department has our sincere appreciation for the contributions made in the preparation of this report. In closing, the leadership and support of the governing body of the City has been an important factor in the preparation of this report.

Sincerely,


Carolyn Hoffman
Accounting Manager


David A. Hales
Director of Finance/Administrative Services


Gary Luebbbers
City Manager

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of West Jordan,
Utah

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended
June 30, 2004

A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.



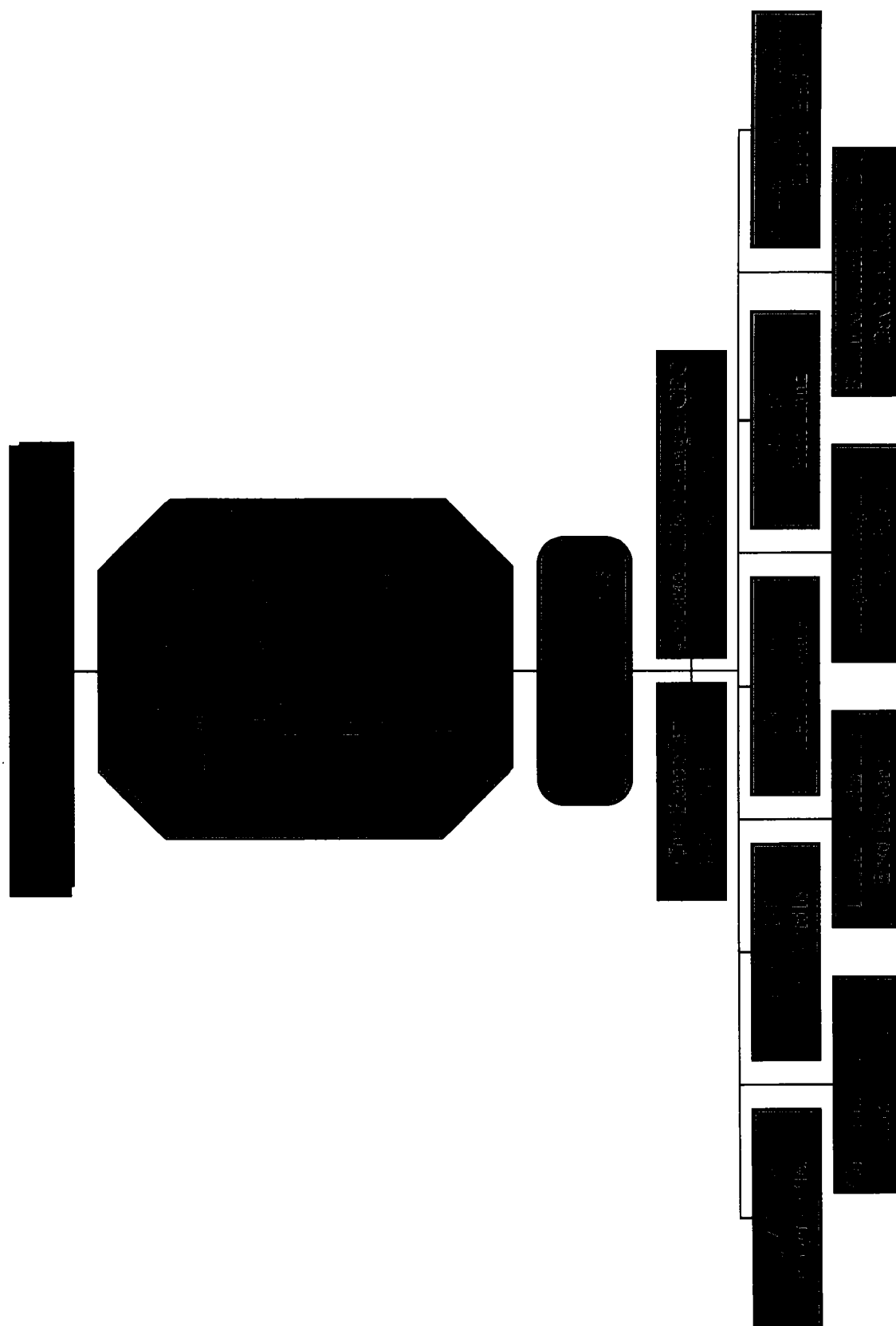
Nancy L. Ziehl

President

Jeffrey R. Emer

Executive Director

CITY OF WEST JORDAN ORGANIZATIONAL STRUCTURE



CITY OF WEST JORDAN

List of Principal Officials

June 30, 2005

Title	Name
Mayor	Bryan D.Holladay
Council Member	Rob Bennett
Council Member	Mike Kellermeyer
Council Member	Kathy Hilton
Council Member	Kim Rolfe
Council Member	Stuart Richardson
Council Member	Lyle C. Summers
City Manager	Gary Luebbers
Assistant City Manager	Thomas Steele
Public Works Director	Brad Klavano
Community Development Director	Thomas Burdett
Engineering Director	Wendell Rigby
Police Chief	Kenneth McGuire
Fire Chief	Bradley Wardle
Director of Finance/Administrative Services	David Hales
City Attorney	Roger Cutler
Treasurer	David Zobell
Judge	Ronald E. Kunz
City Recorder	Melanie Briggs
Human Resource Director	Debbie Bell

OSBORNE, ROBBINS & BUHLER, P.L.L.C. Certified Public Accountants

4527 SOUTH 2300 EAST, SUITE 201 • SALT LAKE CITY, UTAH 84117-4446 • PHONE: 308-0220 • FAX: 274-8589

REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

Honorable Mayor and Members of the City Council
City of West Jordan, Utah

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of West Jordan, Utah (the City) as of and for the year ended June 30, 2005, which collectively comprise the City's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the City's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of West Jordan, Utah as of June 30, 2005, and the respective changes in financial position and cash flows, where applicable, thereof and the respective budgetary comparison for the general fund and the Redevelopment Agency fund for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated October 20, 2005 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an

audit performed in accordance with *Governmental Auditing Standards* and should be considered in conjunction with this report in considering the results of our audit.

The management's discussion and analysis on pages 15 through 25 is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of West Jordan, Utah's basic financial statements. The introductory section, combining, and individual nonmajor fund financial statements and schedules, and statistical tables are presented for purposes of additional analysis and are not a required part of the basic financial statements. The combining and individual nonmajor fund financial statements and schedules have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole. The introductory section and statistical tables have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on them.

Odome Robbins & Buhler PLLC

October 20, 2005

Management's Discussion and Analysis

As management of the City of West Jordan (the City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2005. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal.

Financial Highlights

- The assets of the City exceeded its liabilities at the close of the most recent fiscal year by \$406,568,437. Of this amount, \$53,179,425 (*unrestricted net assets*) may be used to meet the government's ongoing obligation to citizens and creditors.
- The government's total net assets increased by \$18,016,036 during 2005. The increase in net assets can be attributed to impact fee revenues and contributions of capital assets from developers.
- The unreserved fund balance for the general fund was \$8,217,575, or approximately 25 percent of total general fund expenditures. The unreserved fund balance for the general fund increased by \$260,864 from the previous year.
- The City's total outstanding debt experienced a net increase of \$9,535,271. The increase was primarily due to the issuance of new debt. The City issued general obligation bonds in the amount of \$10,920,000 and water revenue bonds in the amount of \$2,865,000.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in manner similar to a private-sector business.

The *statement of net assets* presents information on all of the City of West Jordan's assets and liabilities, with the difference between the two reported as *net assets*. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the City of West Jordan is improving or deteriorating.

The *statement of activities* presents information showing how the City's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some

items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City of West Jordan that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to cover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City of West Jordan include general government, community development, police, fire, public works, and parks and recreation. The business-type activities of the City of West Jordan include water, sewer, and solid waste.

The government-wide financial statements include not only the City itself (known as the *primary government*), but also two legally separate entities, the Redevelopment Agency and the Municipal Building Authority, for which the City is financially accountable. Financial information for these *component units* is blended with the financial information presented for the primary government itself. The government-wide financial statements can be found on pages 28-29 of this report.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of West Jordan, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All funds of the City of West Jordan can be divided into two categories: governmental funds and proprietary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on the near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the government fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between the two.

The City maintains twelve individual governmental funds, four major funds and eight non-major funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, the redevelopment agency, the park capital improvement fund and the buildings capital improvement fund which are considered major funds. Financial information for the other eight funds is combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental

funds is provided in the form of combining statements elsewhere in this report. The basic governmental fund financial statements can be found on pages 30-34 of this report. The City adopts an annual appropriated budget for its general fund and the redevelopment agency. Budgetary comparison statements have been provided for the general fund and the redevelopment agency to demonstrate compliance with these budgets.

Proprietary funds. The City of West Jordan maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City maintains three individual enterprise funds. Information is presented separately in the proprietary statement of net assets and the proprietary statement of revenues, expense and changes in fund net assets for the water fund, sewer fund, and the solid waste fund which are all considered major funds. Internal service funds are used to accumulate and allocate costs internally among the City's various functions. The City of West Jordan uses internal service funds to account for its fleet maintenance and risk management activities. Because these services predominantly benefit governmental rather than business-type activities, they have been included principally within the governmental activities in the government-wide financial statements but are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in the report. The basic proprietary fund financial statements can be found on pages 35-38 of this report.

Notes to the financial statements. The notes provide additional information that is essential to the full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 39-68 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information. The combining statements referred to earlier in connection with nonmajor funds and internal service funds are presented as supplementary information. Also included are budget to actual comparisons for the special revenue funds and the capital projects funds.

Government-wide Financial Analysis

As noted earlier, net assets may serve over time as a useful indicator of a government's financial position. At June 30, 2005, the City's assets exceeded liabilities by \$406,568,437. By far the largest portion (82 percent) of the City's net assets are composed of capital assets, less any debt used to acquire those assets that is still outstanding. Capital assets are used to provide services to citizens and they are not available for future spending. Although the investment in capital assets are reported net of any related outstanding debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

City of West Jordan's Net Assets

	Governmental Activities		Business-type Activities		Total	
	2005	2004	2005	2004	2005	2004
Current and other assets	\$ 57,074,160	\$ 49,700,220	\$ 36,250,227	\$ 30,790,162	\$ 93,324,387	\$ 80,490,382
Capital assets	277,746,353	267,131,574	93,886,380	87,815,486	371,632,733	354,947,060
Total assets	<u>334,820,513</u>	<u>316,831,794</u>	<u>130,136,607</u>	<u>118,605,648</u>	<u>464,957,120</u>	<u>435,437,442</u>
Other liabilities	7,499,772	5,725,318	1,966,511	1,968,958	9,466,283	7,694,276
Long-term liabilities outstanding	37,075,642	28,965,195	11,846,758	10,225,570	48,922,400	39,190,765
Total liabilities	<u>44,575,414</u>	<u>34,690,513</u>	<u>13,813,269</u>	<u>12,194,528</u>	<u>58,388,683</u>	<u>46,885,041</u>
Net assets:						
Invested in capital assets, net:						
of related debt	248,602,336	240,135,688	86,017,788	81,835,824	334,620,124	321,971,512
Restricted	10,421,928	7,265,197	8,346,960	3,965,664	18,768,888	11,230,861
Unrestricted	31,220,835	34,740,396	21,958,590	20,609,632	53,179,425	55,350,028
Total net assets	<u>\$ 290,245,099</u>	<u>\$ 282,141,281</u>	<u>\$ 116,323,338</u>	<u>\$ 106,411,120</u>	<u>\$ 406,568,437</u>	<u>\$ 388,552,401</u>

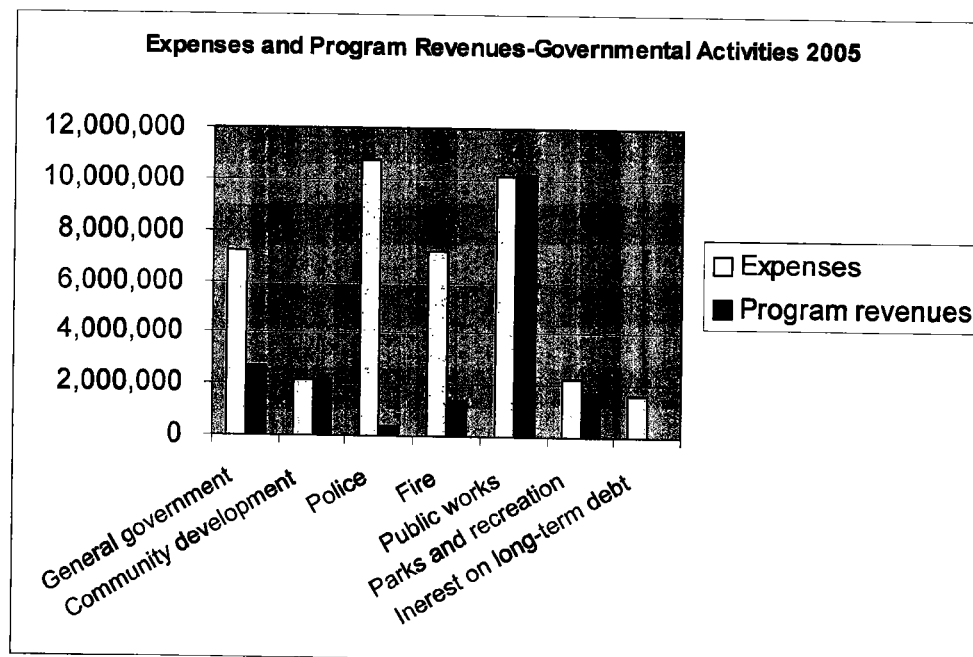
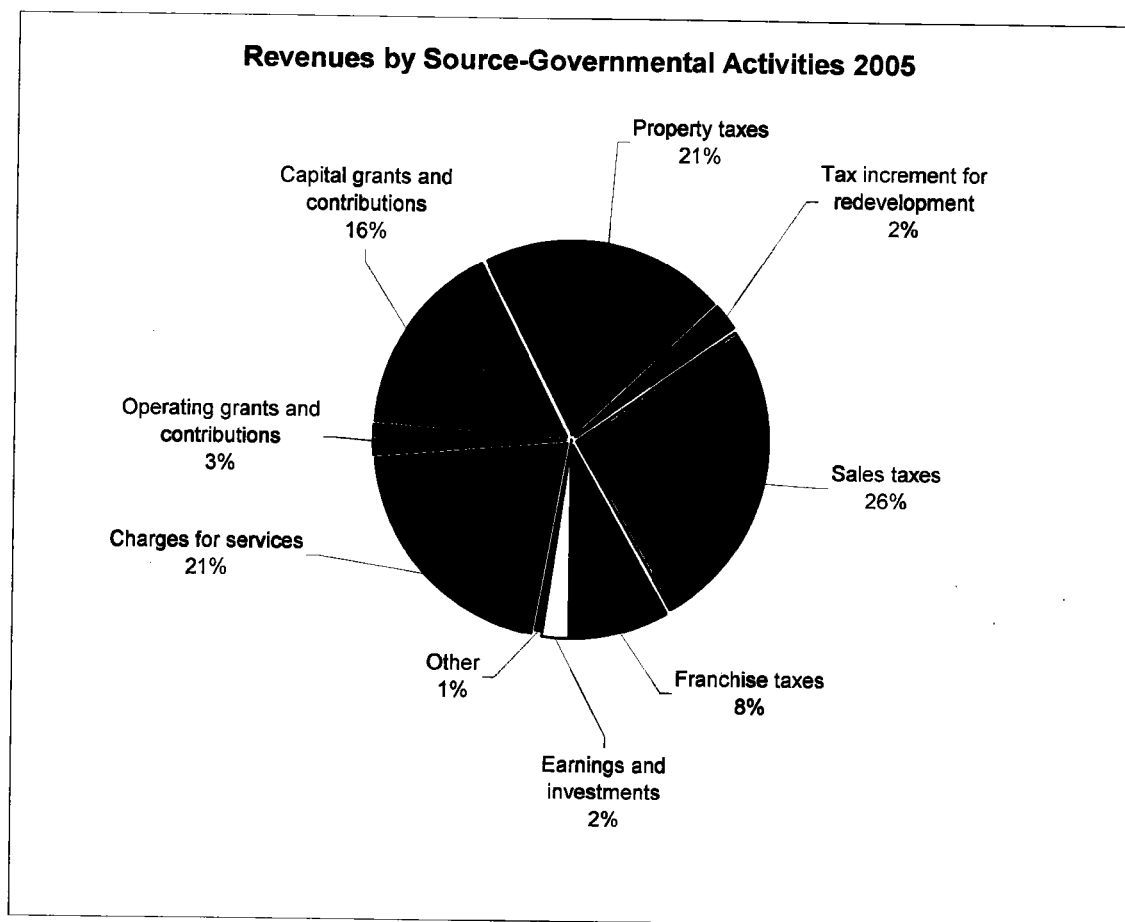
A portion of the net assets (4.6 percent) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net assets (\$53,179,425) is available to meet the government's ongoing obligations to citizens and creditors.

Governmental activities. Governmental activities increased the City's net assets by \$8,103,818 accounting for 45 percent of the total growth in net assets. Key elements of this increase are as follows:

- Capital grants and contributions totaled \$7,634,957, mostly consisting of donated capital assets. As new subdivisions are completed, sidewalk, storm sewer, and roads become the property of the City to maintain. In the current year, land has been dedicated to the City as part of agreements with developers.
- Sales tax revenue increased \$923,888 from the prior year. This increase is attributable to favorable commercial conditions within the City and an increase in the number of retail establishments.

City of West Jordan Changes in Net Assets

	Governmental		Business-type		Total	
	Activities		Activities			
	2005	2004	2005	2004	2005	2004
Revenues:						
Program revenues:						
Charges for services	\$ 9,699,392	\$ 12,311,225	\$ 22,296,746	\$ 21,210,313	\$ 31,996,138	\$ 33,521,538
Operating grants and contributions	1,224,145	830,090	-	-	1,224,145	830,090
Capital grants and contributions	7,634,957	5,912,065	5,102,505	6,832,403	12,737,462	12,744,468
General revenues:						
Property taxes	8,545,487	8,257,155	-	-	8,545,487	8,257,155
Sales tax	12,329,909	11,406,021	-	-	12,329,909	11,406,021
Other taxes	5,819,934	6,173,037	-	-	5,819,934	6,173,037
Other	1,374,867	2,147,419	313,942	118,841	1,688,809	2,266,260
Total revenues	<u>46,628,691</u>	<u>47,037,012</u>	<u>27,713,193</u>	<u>28,161,557</u>	<u>74,341,884</u>	<u>75,198,569</u>
Expenses:						
General government	7,268,095	4,578,769	-	-	7,268,095	4,578,769
Community development	2,162,474	2,284,598	-	-	2,162,474	2,284,598
Police	10,792,590	9,741,809	-	-	10,792,590	9,741,809
Fire	7,192,872	7,081,016	-	-	7,192,872	7,081,016
Public works	10,157,241	11,180,441	-	-	10,157,241	11,180,441
Parks and recreation	2,217,892	2,175,055	-	-	2,217,892	2,175,055
Interest on long-term debt	1,636,608	1,257,289	-	-	1,636,608	1,257,289
Water	-	-	8,925,550	9,837,122	8,925,550	9,837,122
Sewer	-	-	3,522,665	4,255,135	3,522,665	4,255,135
Solid waste	-	-	2,449,861	2,660,084	2,449,861	2,660,084
Total expenses	<u>41,427,772</u>	<u>38,298,977</u>	<u>14,898,076</u>	<u>16,752,341</u>	<u>56,325,848</u>	<u>55,051,318</u>
Increase in net assets before transfers	5,200,919	8,738,035	12,815,117	11,409,216	18,016,036	20,147,251
Transfers	<u>2,902,899</u>	<u>36,766</u>	<u>(2,902,899)</u>	<u>(36,766)</u>	<u>-</u>	<u>-</u>
Increase in net assets	8,103,818	8,774,801	9,912,218	11,372,450	18,016,036	20,147,251
Net assets, beginning	<u>282,141,281</u>	<u>273,366,480</u>	<u>106,411,120</u>	<u>95,038,670</u>	<u>388,552,401</u>	<u>368,405,150</u>
Net assets, ending	<u>\$ 290,245,099</u>	<u>\$ 282,141,281</u>	<u>\$ 116,323,338</u>	<u>\$ 106,411,120</u>	<u>\$ 406,568,437</u>	<u>\$ 388,552,401</u>



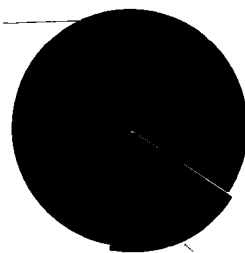
Business-type activities. Business-type activities increased the City's net assets by \$9,912,218, accounting for 55 percent of the total growth in the government's net assets. Key elements of this increase are as follows.

- The City's business-type activities received \$5,102,505 of capital grants and contributions. These contributions are primarily capital assets donated to the City by developers.
- Charges for services increased by \$580,082 over the previous year. The increased number of residences caused this increase in part.
- Impact fees for business-type activities were \$5,406,909. These fees are used to fund capital projects required by new growth and development within the City.

Revenues by Source-Business-type Activities

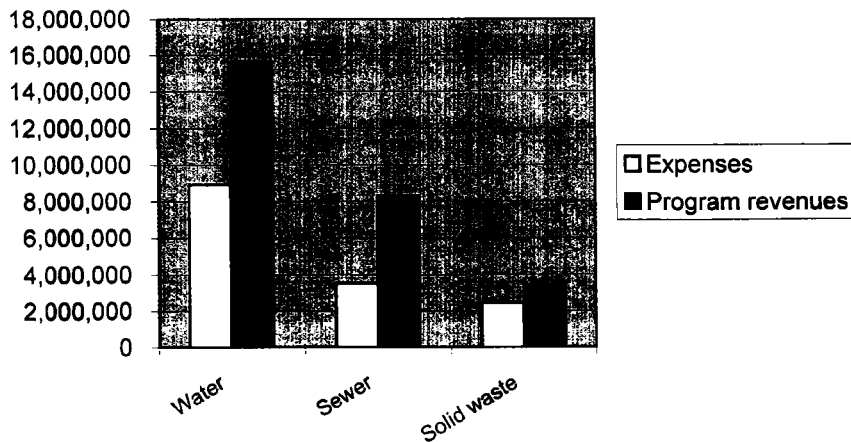
2005

Charges for
services
81%



Capital grants and
contributions
19%

Expenses and Program Revenues-Business-type Activities 2005



Financial Analysis of the Government's Funds

As noted earlier, the City of West Jordan uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the City of West Jordan's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$33,102,829 an increase of \$5,308,921 in comparison with prior year. Of the ending fund balance 51 percent (\$16,829,424) constitutes unreserved fund balance, which is available for spending at the government's discretion. The remainder of the fund balance is reserved to indicate that it is not available for new spending because it has already been committed 1) to pay debt service (\$2,821,422), 2) to pay for construction funded by bond proceeds (\$5,705,097), 3) to fund the construction and improvement of class "C" roads (\$4,438,911), 4) to pay for capital expansion funded by impact fees (\$3,161,595), 5) for a variety of other purposes (\$146,380).

The general fund is the chief operating fund of the City of West Jordan. At the end of the current fiscal year, unreserved fund balance of the general fund was \$8,217,575 while total fund balance reached \$13,122,136. As a measure of the general fund's liquidity, it may be useful to compare both unreserved fund balance and total fund balance to total fund expenditures. Unreserved fund balance represents 25 percent of total general fund expenditures, while total fund balance represents 40 percent of that same amount.

The City's total general fund balance experienced a \$1,072,252 increase during the current fiscal year. The increase is due to transfers and a prior period adjustment. Expenditures were approximately 11 percent less the budgeted amount. Unreserved fund balance increased \$251,864 in comparison with prior year. These funds are available to spend at the City's discretion.

The redevelopment agency fund experienced a decrease in fund balance of \$1,537,893. Ending fund balance was \$28,073. The decrease in fund balance was partially due to a prior period adjustment of \$1,266,466. The prior period adjustment was made to account for amounts due from the redevelopment agency fund to other governmental funds as a result of reimbursement agreements for infrastructure improvements funded by other governmental funds and capital assets purchased by other governmental funds.

The park capital improvement fund has a total fund balance of \$4,997,258, of that amount \$5,055,885 is reserved for 1) open space acquisition funded by bond proceeds (\$4,082,151) and 2) capital expansion funded by impact fees (\$973,734). The parks capital improvement fund unreserved fund deficit is \$58,627. The City may budget an

operating transfer from the capital support fund to fund projects that are not paid for from impact fees or bond proceeds thereby bringing fund balance to a positive position.

The building capital improvement fund has fund balance of \$1,622,946 reserved for construction. The fund is constructing a new justice center using general obligation bond proceeds. The reserved fund balance is for the bond proceeds to be used for construction.

Proprietary funds. The City of West Jordan's proprietary funds provide the same type of information found in the government-wide financial statements business-type activities, but in more detail.

Unrestricted net assets of the Water, Sewer, and Solid Waste funds at the end of the year were \$3,563,792, \$13,383,739, and \$5,011,059 respectively. Unrestricted net assets in the water and sewer funds remained relatively unchanged from the previous year. Restricted net assets increased by \$2,852,758 in the water fund and \$1,280,614 in the sewer fund due to impact fees collected but unexpended at year-end. The total increase in unrestricted net assets for the Solid Waste fund was \$604,067. The increase is due to an increase in charges for services and also a minor decrease in operating expenses.

General Fund Budgetary Highlights

Differences between the original budget and the final amended budget were relatively minor (\$1,806,409 increase in appropriations) and can be briefly summarized as follows.

- \$1,068,248 in increases in public works, \$989,660 in "C" road projects, \$40,000 in streets to fund an increase in utility expenditures for street lights within the City, and \$38,588 in engineering and public works administration for additional salaries.
- \$405,315 in increases in fire, \$355,315 for a hazardous material response vehicle and equipment and \$50,000 for training and overtime. This budgetary increase was funded by a Weapons of Mass Destruction grant provided by the Department of Justice.
- \$212,877 in increases in police, \$174,479 for equipment and training funded by grants, and \$38,398 in additional salaries.

Of this increase, \$575,514 was to be funded out of miscellaneous increases in revenues and the remaining \$1,230,895 was to be budgeted from available fund balance. During the year, however, expenditures were less than budgetary estimates and the City experienced an increase in fund balance.

Capital Assets and Debt Administration

Capital assets. The City of West Jordan's investment in capital assets for its governmental and business type activities as of June 30, 2005 amounts to \$371,632,733 (net of accumulated depreciation). This investment in capital assets includes land, construction in process, machinery and equipment, computer equipment, building, building improvements, improvements other than buildings, and infrastructure. The total increase in the City's investment in capital assets for the current fiscal year was 5 percent

(a 3 percent increase for governmental activities and a 2 percent increase for business-type activities).

Major capital asset events during the current fiscal year included the following:

- Infrastructure and land was donated to the City by developers and became the City's responsibility to maintain. The estimated fair value of the infrastructure and land donated was \$10,335,347. Class "C" road funds are classified as capital grants and contributions but not all the funds received had been expended on capital projects at year end.
- The City spent \$16,732,265 on capital expansion throughout the City. The City is nearing completing of on a renovation of a major park. Construction on a new police and court building is underway. The City has upgraded all residential meters to a radio read system. The City also completed various road, storm sewer projects, and water and sewer projects.
- The City has open construction projects at year end. The uncompleted balance remaining on the open contracts was approximately \$4,700,000. Open contracts include construction of a new justice center, landscaping of the City's main park and construction of a new police and court building.

Additional information on the City's capital assets can be found in Note 4 of the basic financial statements.

City of West Jordan's Outstanding Debt

	Governmental Activities		Business-type Activities		Total	
	2005	2004	2005	2004	2005	2004
Revenue bonds	\$ 20,915,000	\$ 23,220,000	\$ 11,185,000	\$ 9,600,000	\$ 32,100,000	\$ 32,820,000
General obligation bonds	10,455,000	-	-	-	10,455,000	-
Tax increment notes payable to developers	1,600,690	1,642,147	-	-	1,600,690	1,642,147
Other liabilities	4,026,528	3,849,309	78,229	100,452	4,104,757	3,949,761
Capital leases	78,424	253,739	583,529	721,482	661,953	975,221
Total	<u>\$ 37,075,642</u>	<u>\$ 28,965,195</u>	<u>\$ 11,846,758</u>	<u>\$ 10,421,934</u>	<u>\$ 48,922,400</u>	<u>\$ 39,387,129</u>

Long-term debt. At the end of the current fiscal year, the City had \$48,922,400 in outstanding long-term debt.

The City's total debt (including compensated absences and other long-term liabilities) increased by \$9,535,271 during the current fiscal year. The increase is due to the issuance of general obligation bonds in the amount of \$10,920,000. Additional information on the City's long-term debt can be found in Note 5 to the basic financial statements.

The City's bond rating is Aaa for its lease revenue bonds, sales tax bonds, and general obligation bonds. The City has \$10,455,000 in outstanding general obligation debt as of

June 30, 2005. Utah Constitution limits general obligation debt to four percent of the market value of real property. Considering present market value, the City's debt limit is \$187,686,751.

Economic Factors and the Next Year's Budgets and Rates

As part of the budget process each year the City performs an evaluation to project future revenues for the coming fiscal year. A major aspect of this evaluation is projecting property tax and sales tax revenues. Property tax revenue was projected to increase approximately 10 percent for fiscal year 2006. The Jordan Landing regional retail center continues to generate new retail business. The retail space in Jordan Landing is almost complete.

The City has budgeted a 5.1% increase in property tax revenues for fiscal year 2006 because West Jordan is one of the fastest growing areas in the Wasatch Front, with open land available for development.

Utility fees remain unchanged from the previous year. The City is in the process of reviewing a storm sewer user fee that would be charged to residential and commercial customers for the purpose of maintaining the City's storm sewer infrastructure.

Requests for Information

The financial report is designed to provide a general overview of the City of West Jordan's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Department, 8000 South Redwood Road, West Jordan, Utah, 84088.

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BASIC FINANCIAL STATEMENTS

CITY OF WEST JORDAN
Statement of Net Assets
June 30, 2005

	Governmental Activities	Business-type Activities	Total
Assets			
Cash and cash equivalents	\$ 25,769,032	\$ 4,788,123	\$ 30,557,155
Accounts receivable	48,925	1,295,443	1,344,368
Taxes receivable	12,859,124	-	12,859,124
Other receivable	10,725	624,208	634,933
Internal balances	(811,500)	811,500	-
Intergovernmental receivable	967,355	-	967,355
Prepaid expenses	141,956	-	141,956
Inventory	71,161	94,345	165,506
Water stock	-	278,437	278,437
Investment in joint ventures	-	15,507,050	15,507,050
Unamortized bond issuance costs	167,236	241,421	408,657
Restricted assets:			
Cash and cash equivalents	17,850,146	12,609,700	30,459,846
Capital assets not being depreciated	126,851,511	437,901	127,289,412
Capital assets being depreciated (net of accumulated depreciation)	150,894,842	93,448,479	244,343,321
Total assets	334,820,513	130,136,607	464,957,120
Liabilities			
Accounts payable	1,898,913	1,245,430	3,144,343
Interest payable	404,581	-	404,581
Payroll payable	1,249,191	83,855	1,333,046
Unearned revenue	48,792	-	48,792
Contracts payable	1,178,368	482,115	1,660,483
Other payables	712,797	-	712,797
Premium on bond issuance	284,009	-	284,009
Liabilities payable from restricted assets:			
Accounts payable	746,058	97,658	843,716
Deposits	977,063	57,453	1,034,516
Long-term liabilities:			
Portion due or payable within one year			
Compensated absences	1,491,773	59,827	1,551,600
Bonds payable	2,730,000	1,250,000	3,980,000
Capital leases	29,381	142,306	171,687
Contracts payable	85,000	-	85,000
Tax increment notes payable to developer	251,500	-	251,500
Portion due or payable after one year			
Compensated absences	734,755	18,402	753,157
Bonds payable	28,640,000	9,935,000	38,575,000
Capital leases	49,043	441,223	490,266
Contracts payable	1,715,000	-	1,715,000
Tax increment notes payable to developer	1,349,190	-	1,349,190
Total liabilities	44,575,414	13,813,269	58,388,683
Net Assets			
Invested in capital assets, net of related debt	248,602,336	86,017,788	334,620,124
Restricted for:			
Class "C" roads	4,438,911	-	4,438,911
Construction	3,161,595	8,346,960	11,508,555
Debt service	2,821,422	-	2,821,422
Unrestricted	31,220,835	21,958,590	53,179,425
Total net assets	\$ 290,245,099	\$ 116,323,338	\$ 406,568,437

The notes to the basic financial statements are an integral part of this statement.

CITY OF WEST JORDAN
Statement of Activities
For the fiscal year ended June 30, 2005

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Assets			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
Primary government:							
Governmental activities:							
General government	\$ 7,268,095	\$ 2,102,427	\$ 590,784	\$ -	\$ (4,574,884)	\$ -	(4,574,884)
Community development	2,162,474	2,129,639	-	-	(32,835)	-	(32,835)
Police	10,792,590	242,823	158,257	-	(10,391,510)	-	(10,391,510)
Fire	7,192,872	908,920	475,104	-	(5,808,848)	-	(5,808,848)
Public works	10,157,241	2,590,112	-	7,634,957	67,828	-	67,828
Parks and recreation	2,217,892	1,725,471	-	-	(492,421)	-	(492,421)
Interest on long-term debt	1,636,608	-	-	-	(1,636,608)	-	(1,636,608)
Total governmental activities	41,427,772	9,699,392	1,224,145	7,634,957	(22,869,278)	-	(22,869,278)
Business-type activities:							
Water	8,925,550	12,287,321	-	3,365,464	-	6,727,235	6,727,235
Sewer	3,522,665	6,588,050	-	1,737,041	-	4,802,426	4,802,426
Solid waste	2,449,861	3,421,375	-	-	-	971,514	971,514
Total business-type activities:	14,898,076	22,296,746	-	5,102,505	-	12,501,175	12,501,175
Total City of West Jordan	\$ 56,325,848	\$ 31,996,138	\$ 1,224,145	\$ 12,737,462	\$ (22,869,278)	\$ 12,501,175	\$ (10,368,103)
General revenues:							
Taxes:							
Property taxes					8,545,487	-	8,545,487
Tax increments for redevelopment agency					1,001,561	-	1,001,561
Sales taxes					12,329,909	-	12,329,909
Franchise taxes					3,793,487	-	3,793,487
Fee-in-lieu of property taxes					1,024,886	-	1,024,886
Earnings on investments					1,029,396	313,942	1,343,338
Miscellaneous					345,471	-	345,471
Transfers					2,902,899	(2,902,899)	-
Total general revenues and transfers					30,973,096	(2,588,957)	28,384,139
Changes in net assets					8,103,818	9,912,218	18,016,036
Net assets-beginning					282,141,281	106,411,120	388,552,401
Net assets-ending					\$ 290,245,099	\$ 116,323,338	\$ 406,568,437

The notes to the basic financial statements are an integral part of this statement.

CITY OF WEST JORDAN
Balance Sheet
Governmental Funds
June 30, 2005

	General	Redevelopment Agency	Park Capital Improvement Fund	Buildings Capital Improvement Fund	Other Governmental Funds	Total Governmental Funds
Assets						
Cash and cash equivalents	\$ 6,787,235	\$ 1,417,821	\$ 1,209,334	\$ -	\$ 8,653,836	\$ 18,068,226
Accounts receivable	48,925	-	-	-	-	48,925
Taxes receivable	10,623,020	1,178,000	-	-	1,058,104	12,859,124
Other receivable	10,725	-	-	-	-	10,725
Prepaid expenditures	-	-	-	-	141,956	141,956
Inventory	4,424	-	-	-	-	4,424
Due from other funds	577,518	-	-	-	882,483	1,460,001
Due from other governments	-	-	-	-	967,355	967,355
Restricted assets-						
Cash and cash equivalents	5,877,200	101,503	5,055,885	2,369,004	4,446,554	17,850,146
Total assets	23,929,047	2,697,324	6,265,219	2,369,004	16,150,288	51,410,882
Liabilities and fund balance						
Liabilities:						
Accounts payable	753,598	224,785	452,861	-	334,965	1,766,209
Payroll payable	1,222,445	-	-	-	2,879	1,225,324
Deferred revenue	7,664,697	1,178,000	-	-	1,111,725	9,954,422
Other payables	189,108	-	-	-	-	189,108
Contracts payable	-	-	3,600	-	1,174,768	1,178,368
Due to other funds	-	1,266,466	811,500	-	193,535	2,271,501
Liabilities payable from restricted assets:						
Accounts payable	-	-	-	746,058	-	746,058
Deposits	977,063	-	-	-	-	977,063
Total liabilities	10,806,911	2,669,251	1,267,961	746,058	2,817,872	18,308,053
Fund balance:						
Reserved:						
For inventory	4,424	-	-	-	-	4,424
For class "C" roads	4,438,911	-	-	-	-	4,438,911
For debt service	461,226	101,503	-	-	2,258,693	2,821,422
For construction	-	-	4,082,151	1,622,946	-	5,705,097
For park impact	-	-	973,734	-	-	973,734
For road impact	-	-	-	-	428,460	428,460
For storm sewer	-	-	-	-	1,759,401	1,759,401
For prepaid expenditures	-	-	-	-	141,956	141,956
Unreserved	8,217,575	(73,430)	(58,627)	-	-	8,085,518
Unreserved, reported in nonmajor:						
Capital projects funds	-	-	-	-	8,915,617	8,915,617
Special revenue funds	-	-	-	-	(171,711)	(171,711)
Total fund balances	13,122,136	28,073	4,997,258	1,622,946	13,332,416	33,102,829
Total liabilities and fund balances	\$ 23,929,047	\$ 2,697,324	\$ 6,265,219	\$ 2,369,004	\$ 16,150,288	

Amounts reported for governmental activities in the statement of net assets are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	277,746,353
Certain revenue is deferred in the governmental funds but is not in the statement of net assets because it qualifies for recognition under the economic resources measurement focus.	9,905,630
Internal service funds are used by management to charge the costs of fleet maintenance and risk management to individual funds. The current assets and liabilities of the internal service funds are included in the governmental activities in the statement of net assets.	7,087,283
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds	(37,075,642)
Interest payable on long-term obligations does not require current financial resources and is not reported in the governmental funds	(404,581)
Deferred bond issuance costs and unamortized bond premium are not applicable to the current period and therefore are not reported in the governmental funds.	(116,773)
Net assets of governmental activities	\$ 290,245,099

The notes to the basic financial statements are an integral part of this statement.

CITY OF WEST JORDAN
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the fiscal year ended June 30, 2005

	General	Redevelopment Agency	Park Capital Improvement Fund	Buildings Capital Improvement Fund	Other Governmental Funds	Total Governmental Funds
Revenues						
Taxes	\$ 23,108,622	\$ 1,001,561	\$ -	\$ -	\$ 2,713,161	\$ 26,823,344
Licenses and permits	1,977,626	-	-	-	-	1,977,626
Intergovernmental	3,048,958	-	-	-	521,878	3,570,836
Charges for services	2,098,330	-	-	-	80,546	2,178,876
Fines and forfeitures	1,838,734	-	-	-	-	1,838,734
Impact fees	-	-	1,523,364	379,438	1,801,354	3,704,156
Interest	319,107	36,192	167,560	125,769	241,347	889,975
Miscellaneous	194,505	-	3,000	555	147,411	345,471
Total revenues	32,585,882	1,037,753	1,693,924	505,762	5,505,697	41,329,018
Expenditures						
Current:						
General government	7,091,356	-	-	-	175,597	7,266,953
Community Development	1,576,039	352,656	-	-	281,936	2,210,631
Police	10,845,453	-	-	-	-	10,845,453
Fire	7,169,471	-	-	-	-	7,169,471
Public works	4,515,394	-	-	-	-	4,515,394
Parks and recreation	1,374,477	-	-	-	151,243	1,525,720
Debt service:						
Principal payments	260,220	165,000	-	-	2,424,780	2,850,000
Interest and fiscal charges	87,193	44,849	-	-	1,383,635	1,515,677
Capital lease payment-principal	147,110	-	-	-	-	147,110
Capital lease payment-interest	3,869	-	-	-	-	3,869
Capital outlay:						
Roads	-	-	-	-	1,636,394	1,636,394
Parks	-	-	4,568,163	-	-	4,568,163
Storm sewer	-	-	-	-	292,335	292,335
Buildings	-	-	-	5,581,531	-	5,581,531
Total expenditures	33,070,582	562,505	4,568,163	5,581,531	6,345,920	50,128,701
Excess (deficiency) of revenues over (under) expenditures	(484,700)	475,248	(2,874,239)	(5,075,769)	(840,223)	(8,799,683)
Other financing sources (uses)						
Issuance of bonds	-	-	-	-	11,218,209	11,218,209
Transfers in	4,384,250	-	7,943,398	7,047,019	12,250,441	31,625,108
Transfers out	(3,344,738)	(746,675)	(71,901)	(348,304)	(24,223,106)	(28,734,724)
Total other financing sources (uses)	1,039,512	(746,675)	7,871,497	6,698,715	(754,456)	14,108,593
Net change in fund balance	554,812	(271,427)	4,997,258	1,622,946	(1,594,679)	5,308,910
Fund balance-beginning, as previously reported	12,049,884	1,565,966	-	-	14,178,069	27,793,919
Prior period adjustment	517,440	(1,266,466)	-	-	749,026	-
Fund balance-beginning, as restated	12,567,324	299,500	-	-	14,927,095	27,793,919
Fund balances, ending	\$ 13,122,136	\$ 28,073	\$ 4,997,258	\$ 1,622,946	\$ 13,332,416	\$ 33,102,829

The notes to the financial statements are an integral part of this statement.

**City of West Jordan
Reconciliation of the Statement of Revenues,
Expenditures, and Changes in Fund Balance of Governmental Funds
to the Statement of Activities
For the year Ended June 30, 2005**

Net change in fund balance-total governmental funds		\$ 5,308,910
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The change in net assets reported for governmental activities in the statement of activities is different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated use lives and reported as depreciation expense. This is the amount by which capital related expenditures (\$17,809,145) exceeded depreciation (\$7,093,438) in the current period.		10,715,707
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Contributions of capital assets from developers are not recorded as proceeds in the fund statements.		(5,257,842)
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Bond proceeds are reported as financing sources in governmental funds and thus contribute to the change in fund balances. In the statement of net assets, however, issuing debt increased long-term liabilities and does not affect the statement of activities. Also, governmental funds report the effect of issuance costs and premiums when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of the issuance of long-term debt.

Proceeds of bond issuance	(11,218,209)	
Bond issuance costs	175,597	
Net adjustment		(11,042,612)

Repayment of principal is an expenditure in the governmental funds but reduces the liability in the statement of net assets.		3,038,567
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Revenues in the statement of activities that do not provide current financial resources are not reported as revenue in the funds.

Amortization of original issue premium and bond issuance costs	5,839	
Property tax accrual	(128,014)	
CDBG deferred revenue	30,424	
Capital grants	5,257,842	
Net adjustment		5,166,091

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued interest expense	(119,065)	
Compensated absences	(255,690)	
Loss on disposal of capital assets	(30,589)	
Net adjustment		(405,344)

Internal service funds are used by management to charge the costs of fleet maintenance and risk management to individual funds.		580,341
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Change in net assets of governmental activities		\$ <u>8,103,818</u>
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CITY OF WEST JORDAN
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
For the Year Ended June 30, 2005

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
Revenues:				
Taxes	\$ 21,961,057	\$ 21,961,057	\$ 23,108,622	\$ 1,147,565
Licenses and permits	2,085,500	2,085,500	1,977,626	(107,874)
Intergovernmental	2,914,984	3,490,498	3,048,958	(441,540)
Charges for services	2,066,411	2,066,411	2,098,330	31,919
Fines and forfeitures	1,883,400	1,883,400	1,838,734	(44,666)
Interest income	141,750	141,750	319,107	177,357
Miscellaneous	112,000	112,000	194,505	82,505
Total revenues	<u>31,165,102</u>	<u>31,740,616</u>	<u>32,585,882</u>	<u>845,266</u>
Expenditures:				
General government	8,005,735	8,113,848	7,091,356	1,022,492
Community development	1,795,038	1,806,894	1,576,039	230,855
Police	11,108,456	11,321,333	10,845,453	475,880
Fire	6,905,563	7,310,878	7,169,471	141,407
Public works	4,830,948	5,899,196	4,515,394	1,383,802
Parks and recreation	1,604,305	1,604,305	1,374,477	229,828
Debt service:				
Principal	260,220	260,220	260,220	-
Interest	89,780	89,780	87,193	2,587
Capital lease payments - principal	147,110	147,110	147,110	-
Capital lease payments - interest	3,869	3,869	3,869	-
Total debt service	<u>500,979</u>	<u>500,979</u>	<u>498,392</u>	<u>2,587</u>
Total expenditures	<u>34,751,024</u>	<u>36,557,433</u>	<u>33,070,582</u>	<u>3,486,851</u>
Excess of revenues over expenditures	<u>(3,585,922)</u>	<u>(4,816,817)</u>	<u>(484,700)</u>	<u>4,332,117</u>
Other financing sources (uses):				
Transfers in	4,369,815	4,369,815	4,384,250	14,435
Transfers out	<u>(2,385,915)</u>	<u>(4,185,915)</u>	<u>(3,344,738)</u>	<u>841,177</u>
Total other financing sources (uses):	<u>1,983,900</u>	<u>183,900</u>	<u>1,039,512</u>	<u>855,612</u>
Net change in fund balance	<u>(1,602,022)</u>	<u>(4,632,917)</u>	<u>554,812</u>	<u>5,187,729</u>
Fund balance-beginning, as previously reported	12,049,884	12,049,884	12,049,884	-
Prior period adjustment	-	-	517,440	517,440
Fund balance-beginning, as restated	<u>12,049,884</u>	<u>12,049,884</u>	<u>12,567,324</u>	<u>517,440</u>
Fund balance-ending	<u>\$ 10,447,862</u>	<u>\$ 7,416,967</u>	<u>\$ 13,122,136</u>	<u>\$ 5,705,169</u>

The notes to the basic financial statements are an integral part of this statement.

CITY OF WEST JORDAN
Redevelopment Agency
Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2005

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
Revenues:				
Taxes	\$ 1,611,136	\$ 1,611,136	\$ 1,001,561	\$ (609,575)
Intergovernmental	160,000	160,000	-	(160,000)
Interest	-	-	36,192	36,192
Total revenues	<u>1,771,136</u>	<u>1,771,136</u>	<u>1,037,753</u>	<u>(733,383)</u>
Expenditures:				
Community development	650,987	650,987	352,656	298,331
Debt service:				
Principal payments	165,000	165,000	165,000	-
Interest and fiscal charges	<u>33,250</u>	<u>33,250</u>	<u>44,849</u>	<u>(11,599)</u>
Total expenditures	<u>849,237</u>	<u>849,237</u>	<u>562,505</u>	<u>286,732</u>
Excess of revenues over expenditures	<u>921,899</u>	<u>921,899</u>	<u>475,248</u>	<u>(446,651)</u>
Other financing uses:				
Transfers out	<u>(746,675)</u>	<u>(746,675)</u>	<u>(746,675)</u>	<u>-</u>
Total other financing uses	<u>(746,675)</u>	<u>(746,675)</u>	<u>(746,675)</u>	<u>-</u>
Net change in fund balance	<u>175,224</u>	<u>175,224</u>	<u>(271,427)</u>	<u>446,651</u>
Fund balance-beginning, as previously reported	1,565,966	1,565,966	1,565,966	-
Prior period adjustment	-	-	(1,266,466)	1,266,466
Fund balance-beginning, as restated	<u>1,565,966</u>	<u>1,565,966</u>	<u>299,500</u>	<u>1,266,466</u>
Fund balance-ending	<u>\$ 1,741,190</u>	<u>\$ 1,741,190</u>	<u>\$ 28,073</u>	<u>\$ 1,713,117</u>

The notes to the financial statements are an integral part of this statement

CITY OF WEST JORDAN
Statement of Net Assets
Proprietary Funds
June 30, 2005

	Business-type Activities-Enterprise Funds				Governmental Activities- Internal Service Funds
	Water	Sewer	Solid Waste	Total Business- type Funds	
Assets					
Current assets:					
Cash and cash equivalents	\$ 2,211,781	\$ 1,198,617	\$ 1,377,725	\$ 4,788,123	\$ 7,700,806
Receivables (net of allowance for uncollectables):					
Accounts	501,469	401,203	392,771	1,295,443	-
Unbilled	372,430	133,197	118,581	624,208	-
Due from other funds	811,500	-	-	811,500	-
Inventory	94,345	-	-	94,345	66,737
Total current assets	3,991,525	1,733,017	1,889,077	7,613,619	7,767,543
Noncurrent assets:					
Restricted cash and cash equivalents	9,396,202	3,203,445	10,053	12,609,700	-
Bond issuance costs, net	241,421	-	-	241,421	-
Investment in joint ventures	-	12,164,789	3,342,261	15,507,050	-
Water stock	278,437	-	-	278,437	-
Capital assets not being depreciated	437,901	-	-	437,901	-
Capital assets being depreciated (net of accumulated depreciation)	64,587,602	27,404,709	1,456,168	93,448,479	2,331,332
Total capital assets (net of accumulated depreciation)	65,025,503	27,404,709	1,456,168	93,886,380	2,331,332
Total noncurrent assets	74,941,563	42,772,943	4,808,482	122,522,988	2,331,332
Total assets	78,933,088	44,505,960	6,697,559	130,136,607	10,098,875
Liabilities					
Current liabilities:					
Accounts payable	728,613	302,967	213,850	1,245,430	132,704
Payroll payable	45,750	35,411	2,694	83,855	23,867
Payable from restricted assets:					
Deposits	57,453	-	-	57,453	-
Accounts payable	97,658	-	-	97,658	-
Current portion, compensated absences	33,042	24,762	2,023	59,827	19,213
Current portion, capital lease payable	-	-	142,306	142,306	29,381
Current portion, bonds payable	1,250,000	-	-	1,250,000	-
Contracts payable	341,671	140,444	-	482,115	-
Other accrued payables	-	-	-	-	523,689
Total current liabilities	2,554,187	503,584	360,873	3,418,644	728,854
Long-term liabilities -					
Compensated absences	6,207	10,483	1,712	18,402	16,801
Capital lease payable	-	-	441,223	441,223	49,043
Bonds payable	9,935,000	-	-	9,935,000	-
Total long-term liabilities	9,941,207	10,483	442,935	10,394,625	65,844
Total liabilities	12,495,394	514,067	803,808	13,813,269	794,698
Net Assets					
Invested in capital assets, net of related debt	57,740,440	27,404,709	872,639	86,017,788	2,252,908
Restricted for:					
Construction	5,133,462	3,203,445	10,053	8,346,960	-
Unrestricted	3,563,792	13,383,739	5,011,059	21,958,590	7,051,269
Total net assets	\$ 66,437,694	\$ 43,991,893	\$ 5,893,751	\$ 116,323,338	\$ 9,304,177

The notes to the basic financial statements are an integral part of this statement.

CITY OF WEST JORDAN
Statement of Revenues, Expenses, and Changes in Fund Net Assets
Proprietary Funds
For the fiscal year ended June 30, 2005

	Business-type Activities-Enterprise Funds				Governmental Activities- Internal Service Fund
	Water	Sewer	Solid Waste	Total Business- type Funds	
Operating revenues:					
Charges for services	\$ 9,142,241	\$ 4,326,221	\$ 3,185,479	\$ 16,653,941	\$ 2,645,229
Operating expenses:					
Sources of supply	4,219,236	-	-	4,219,236	-
Depreciation	1,682,180	718,717	89,361	2,490,258	693,220
Salaries and benefits	884,026	697,549	49,311	1,630,886	474,932
Contracted services	-	5,907	1,609,732	1,615,639	-
Sewage treatment	-	1,849,581	-	1,849,581	-
Fleet lease	122,171	172,216	7,615	302,002	-
Utilities and telephone	351,079	5,389	-	356,468	-
Professional and technical	50,120	5,440	-	55,560	272,982
Garbage cans	-	-	171,145	171,145	-
Landfill	-	-	502,425	502,425	-
Supplies and maintenance	459,253	67,866	-	527,119	745,304
Total operating expenses	7,768,065	3,522,665	2,429,589	13,720,319	2,186,438
Operating income	1,374,176	803,556	755,890	2,933,622	458,791
Nonoperating revenues (expenses):					
Equity in income (loss) of joint ventures	-	(898,291)	235,896	(662,395)	-
Impact fees	3,145,080	2,261,829	-	5,406,909	-
Interest earnings	209,674	76,956	27,312	313,942	139,421
Interest expense	(259,194)	-	(20,272)	(279,466)	(3,836)
Intergovernmental revenue	25,000	-	-	25,000	-
Gain (loss) on disposal of equipment	-	-	-	-	(26,550)
Total nonoperating revenues (expense)	3,120,560	1,440,494	242,936	4,803,990	109,035
Income before operating transfers and contributions	4,494,736	2,244,050	998,826	7,737,612	567,826
Contributions from developers	3,340,464	1,737,041	-	5,077,505	-
Transfers in	-	-	-	-	59,809
Transfers out	(1,579,103)	(964,638)	(359,158)	(2,902,899)	(47,294)
Change in net assets	6,256,097	3,016,453	639,668	9,912,218	580,341
Net assets, beginning	60,181,597	40,975,440	5,254,083	106,411,120	8,723,836
Net assets, ending	\$ 66,437,694	\$ 43,991,893	\$ 5,893,751	\$ 116,323,338	\$ 9,304,177

The notes to the basic financial statements are an integral part of this statement.

Proprietary Funds
Statement of Cash Flows
For the fiscal year ended June 30, 2005

	Business-type Activities			Governmental Activities
	Water	Sewer	Nonmajor Enterprise Fund	Internal Service Funds
Increase in cash and cash equivalents:				
Cash flows from operating activities:				
Cash received from customers	\$ 9,212,977	\$ 4,286,949	\$ 3,159,543	\$ 16,659,469
Cash received from quasi-external transactions	-	-	-	2,645,229
Cash payments for goods/services	(5,007,556)	(1,961,885)	(2,321,869)	(923,241)
Cash payments for quasi-external transactions	(122,171)	(172,216)	(7,615)	-
Cash payments to employees	(921,740)	(709,552)	(51,873)	(474,791)
Net cash provided by operating activities	3,161,510	1,443,296	778,186	1,247,197
Cash flows from noncapital financing activities:				
Intergovernmental revenue received	25,000	-	-	25,000
Transfers in	-	-	-	59,809
Transfers out	(1,579,103)	(964,638)	(359,158)	(47,294)
Net cash provided by (used in) noncapital financing activities	(1,554,103)	(964,638)	(359,158)	12,515
Cash flows from capital and related financing activities:				
Acquisition of capital assets	(3,221,357)	(262,290)	-	(3,483,647)
Proceeds from sale of capital assets	-	-	-	47,884
Principal payments - bonds	(1,000,000)	-	-	(1,000,000)
Interest paid on revenue bonds	(237,376)	-	-	(237,376)
Proceeds from issuance of bonds	2,585,000	-	-	2,585,000
Bond issue costs paid	(66,875)	-	-	(66,875)
Payments on capital leases	-	-	(137,953)	(137,953)
Interest paid on capital leases	-	-	(20,272)	(20,272)
Impact fees collected	3,145,080	2,261,829	-	5,406,909
Net cash provided by (used in) capital and related financing activities	1,204,472	1,999,539	(158,225)	3,045,786
Cash flows from investing activities:				
Investment in SVWRF	-	(730,601)	-	(730,601)
Purchase of water stock	-	-	-	-
Payments received on interfund loans	485,000	-	-	485,000
Interest on investments	209,674	76,956	27,312	313,942
Net cash provided by (used in) investing activities	694,674	(653,645)	27,312	68,341
Net increase in cash and cash equivalents	3,506,553	1,824,552	288,115	5,619,220
Beginning cash, cash equivalents and restricted cash	8,101,430	2,577,510	1,099,663	11,778,603
Ending cash, cash equivalents and restricted cash	\$ 11,607,983	\$ 4,402,062	\$ 1,387,778	\$ 17,397,823
				\$ 7,700,806

Statement continued on next page

CITY OF WEST JORDAN
Proprietary Funds
Statement of Cash Flows (cont)
For the fiscal year ended June 30, 2005

	Business-type Activities			Governmental Activities
	Water	Sewer	Nonmajor Enterprise Fund	Internal Service Funds
Noncash Investing, Capital, and Financing Activities				
Contributions of capital assets from developers	\$ 3,340,464	\$ 1,737,041	-	\$ 3,340,464
Reconciliation of operating income to net cash provided by operating activities:				
Operating income	\$ 1,374,176	\$ 803,556	\$ 755,890	\$ 2,933,622
Adjustments to operating income:				
Depreciation	1,682,180	718,717	89,361	2,490,258
Change in assets and liabilities:				
Accounts receivable	108,137	(23,702)	(17,391)	67,044
Unbilled receivables	(37,401)	(15,570)	(8,545)	(61,516)
Inventory	(21,746)	-	-	(21,746)
Accounts payable	89,581	(27,702)	(38,567)	23,312
Payroll payable	(18,625)	(9,688)	(1,743)	(30,056)
Other accrued payables	-	-	-	-
Compensated absences	(19,089)	(2,315)	(819)	(22,223)
Customer deposits	4,297	-	-	4,297
Total adjustments to operating income	1,787,334	639,740	22,296	2,449,370
Net cash provided by operating activities	\$ 3,161,510	\$ 1,443,296	\$ 778,186	\$ 5,382,992

The notes to the basic financial statements are an integral part of this statement.

CITY OF WEST JORDAN
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2005

**CITY OF WEST JORDAN
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2005**

NOTE 1

Summary of Significant Accounting Policies

The basic financial statements of the City of West Jordan, Utah (the City) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Government Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below:

A. The Reporting Entity

The City, incorporated in 1941, is a municipal corporation governed by an elected mayor and six-member council. The reporting entity consists of the primary government and component units. Component units are entities for which the government is considered to be financially accountable. Blended component units, although legally separate entities, are, in substance, part of the government's operations and so data from these units are combined with data of the primary government. The West Jordan Redevelopment Agency and the West Jordan Municipal Building Authority are included as blended component units. The Redevelopment Agency was legally created as authorized by the Utah Neighborhood Development Act. The City Council is designated by ordinance as the governing body of the Agency. Therefore, the Agency is part of the reporting entity and is reported as a Special Revenue Fund. The Municipal Building Authority (MBA) is also a separate legal entity and is reported as a Capital Projects Fund. The MBA was established to finance and construct municipal buildings that are then leased to the City. The City Council serves as the board of trustees for the MBA and therefore the MBA is reported as if it were part of the primary government. Separate financial statements are not issued for either of these component units.

The City has no discretely presented component units.

B. Basic Financial Statements - Government-wide Financial Statements

The basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements (reporting the City's major funds). Both the government-wide financial statements and fund financial statements distinguish between those activities of the City that are governmental and those that are considered business-type activities.

CITY OF WEST JORDAN
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2005

The statement of net assets and the statement of activities are government-wide and include the financial activities of the primary government. Assets and liabilities are reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. The City's net assets are reported in three parts – invested in capital assets, net of related debt; restricted net assets; and unrestricted net assets. The City first utilizes restricted resources to finance qualifying activities. The statement of net assets presents the financial condition of the governmental and business-type activities of the City as of the end of the fiscal year.

The statement of activities demonstrates the degree to which the direct expenses of a function are offset by related program revenues. Amounts reported as program revenues include charges to customers for goods or services, operating grants, and capital grants. Program revenues must be directly associated with the function or business-type activity. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflects capital-specific grants. All tax revenue, internally dedicated resources, and impact fees are classified as general revenues. The net costs (by function or business-type activity) are normally covered by general revenues.

The City does not allocate indirect costs.

This government-wide focus is more on the sustainability of the City as an entity and the change in the City's net assets resulting from the current year's activities.

C. Basic Financial Statements – Fund Financial Statements

The fund financial statements present financial information in more detail. These statements focus on the major funds. Major individual governmental funds and major individual enterprise funds are presented in separate columns while nonmajor funds are aggregated and then presented in a single column.

The financial structure of the City has been organized on the basis of individual funds. Each fund is a self-balancing set of accounts consisting of its assets, liabilities, fund balance or retained earnings, revenue and expenditures or expenses. Detail accounting records are maintained for each individual fund; however, to provide maximum interest earnings on all idle funds of the City, all cash of the City is pooled for investment purposes. Interest earnings are allocated based upon a percentage method using the month-end cash balances of the individual funds. The various funds are summarized by type in the basic financial statements.

GOVERNMENTAL FUND TYPES

The focus of the governmental funds' measurement (in the fund financial statements) is upon determination of financial position (sources, uses and balances of financial resources) rather than upon net income. The following is a description of the governmental funds of the City:

CITY OF WEST JORDAN
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2005

General Fund - The General Fund is the primary operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund. Administrative services rendered to other funds are charged to such funds and are shown as charges for services.

Special Revenue Funds - Special Revenue Funds are used to account for resources legally restricted to expenditures for specified current operating purposes and for the enforcement of special services and activities.

Capital Projects Funds - The Capital Projects Funds are used to account for financial resources to be used for the acquisition or construction of the major capital facilities of the City other than those financed by the proprietary funds.

PROPRIETARY FUND TYPES

The focus of proprietary fund measurement is upon the determination of net income, changes in net assets, financial position, and cash flows. The generally accepted accounting principles applicable are those similar to businesses in the private sector. The City's proprietary funds consist of:

Enterprise Funds - Enterprise Funds are used to account for operations that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the cost (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges.

Internal Service Funds - Internal Service Funds are used to account for the financing of goods or services provided to other departments or agencies of the City on a cost-reimbursement basis.

D. Measurement Focus and Basis of Accounting

The government-wide financial statements and the proprietary fund statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred. The proprietary fund statements distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and delivering goods in connection with a proprietary fund's principal ongoing operations. Operating revenues are charges for services. Operating expenses include costs of services as well as materials, contracts, personnel, and depreciation. All revenues and expenses not meeting these definitions are reported as nonoperating revenues and expenses. The City records utility revenues billed to its customers on a monthly basis. Unbilled services have been estimated and recorded as revenue and accounts receivable at June 30, 2005. The accounts receivable for these revenues are reported net of the allowance for doubtful accounts (\$10,000 at June 30, 2005).

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they become measurable and available. "Available" means collectible within the current period or

CITY OF WEST JORDAN
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2005

soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Property taxes, sales taxes, franchise taxes, inter-governmental revenues, and interest earned in the current period are accrued and reported as revenue. All other revenues are not subject to accrual because they are either not available soon enough to pay liabilities of the current period or are not measurable. Expenditures are recorded when fund liabilities are incurred. Exceptions to this rule are (a) principal and interest on long-term debt are recorded as fund liabilities only when due and (b) compensated absences are recorded as a liability only when payment is due. Fund liabilities and expenditures are recorded for compensated absence amounts when employment is terminated.

The City applies to both government-wide and proprietary funds statements all GASB pronouncements and FASB statements and Interpretations, APB Opinions, and Accounting Research Bulletins issued on or before November 30, 1989, except those that conflict with a GASB pronouncement. Although the City has the option to apply FASB pronouncements issued after that date to its business-type activities and enterprise funds, the City has chosen not to do so.

The effect of interfund activity has generally been eliminated from the government-wide financial statements. The exception to this rule is charges between the general fund and the water, sewer, and solid waste functions. Elimination of these charges would distort the direct costs and program revenues reported for the various functions in the statement of activities.

E. Capital Assets

Capital assets are defined by the City as assets with a cost of \$5,000 or greater and an estimated useful life of at least three years. Capital assets are recorded at historical costs or estimated historical cost. Donated capital assets are recorded at estimated fair market value as of the date of donation. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Capital outlays are recorded as expenditures of the governmental funds and capital assets of the proprietary funds. In accordance with GASB Statement No. 34, all City infrastructure has been capitalized. Infrastructure includes all transportation corridors as well as storm sewer systems. All capital assets are depreciated using the straightline basis over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings	45
Building Improvements	15
Computer Equipment	3
Machinery and equipment	5-15
Vehicles	5-15
Improvements other than Buildings	20
Roads	30
Sidewalk	45
Storm sewer	45
Water and sewer systems	50

CITY OF WEST JORDAN
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2005

F. Cash, Cash Equivalents and Investments

Cash and cash equivalents include amounts in demand deposits as well as short-term investments with an original maturity date of less than 90 days. Investments are stated at their fair value or amortized cost at June 30, 2005.

G. Restricted Assets

Restricted assets include cash and investments that are legally restricted to their use. Impact fees are restricted within the capital projects, water, and sewer funds. Also, cash and investments are held by trustees for the debt service payments on bonded debt and for acquisition and construction of capital projects.

H. Inventory

Inventory is valued at cost that approximates market using the first-in first-out method (FIFO). Inventory in the General Fund consists of expendable office supplies that are held for consumption. The cost is recorded as an expenditure at the time individual items are used (Consumption Method). Reported inventories are equally offset by a fund balance reserve which indicate that they do not constitute available spendable resources even though they are a component of net current assets.

I. Prepaid expenditures

Prepaid expenditures in the special revenues fund consist of expenditures relating to the Western Stampede Rodeo. As these expenditures are paid by the City between January 1, 2005 through June 30, 2005, that relate to the next fiscal year rodeo, the City records these items as prepayments. Prepaid expenditures are equally offset by a fund balance reserve, indicating that they do not constitute available expendable resources even though they are a component of net current assets. However, in the government-wide statements, these amounts are reported as prepaid expenses in the government-wide statements.

J. Investments in Joint Ventures

The City has an investment in the South Valley Water Reclamation Facility (SVWRF), a joint venture. The City's 28.82 percent-owned joint venture, is accounted for by the equity method. The City's equity interest means that the City has an explicit, measurable right to the net present or future resources of the joint venture. Under the equity method, the Sewer Fund (Enterprise Fund) records its share of the joint venture's net income or loss for each period. The City also includes its share of advances for capital improvements in this investment. SVWRF is governed by its board of directors. The City appoints one of the SVWRF's five directors. This joint venture does not meet the criteria for inclusion in the City's financial report as a component unit because the City does not exercise administrative control. The complete financial statements for the SVWRF for the year ended

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December 31, 2004 can be obtained from SVWRF management at 7495 South 1300 West, West Jordan, Utah 84084.

The investment in Trans-Jordan Cities Landfill, a 26.45 percent-owned joint venture, is accounted for by the equity method. The City's equity interest represents its explicit, measurable right to the net present or future resources of the joint ventures. Under this method, the Solid Waste Fund (Enterprise Fund) records its share of the joint venture's net income or loss for each period. This joint venture does not meet the criteria for inclusion in the City's financial reports as a component unit because the City does not exercise administrative control. The complete financial statements for the Trans-Jordan Landfill for the year ended June 30, 2005 can be obtained from the Trans-Jordan Landfill at 10873 South 7200 West, South Jordan, Utah 84095.

K. Compensated absences

Vacation is earned on a biweekly basis in varying amounts as determined by an employee's years of service. Proprietary funds recognize an expense for all accrued vacation amounts when the vacation is earned. Governmental funds report an expenditure when vacation is paid or at termination. Comp-time is earned by non-exempt employees and is treated similarly to vacation. Non-exempt employees can earn a maximum of 80 hours of comp-time annually.

Employees also accumulate sick leave on a biweekly basis. Employees are eligible to be paid out 25% of their annual accrued and unused sick leave. Proprietary funds recognize 25% of the annually accrued and unused sick leave at the end of the fiscal year. Governmental funds report an expenditure when the sick leave is paid.

The noncurrent portion of these amounts for government funds is recognized within the government-wide statements and will appear as a reconciling item between the fund and government-wide statements and the fund statements.

L. Bond Issuance Costs

Bond issuance costs are amortized over the term of the bonds using the effective interest method.

M. Deferred Revenue

Deferred revenue is reported when asset recognition occurs before the revenue is available. Property taxes are collected by the Salt Lake County Treasurer and remitted to the City shortly after collection. Taxes are due and payable on November 1 and are delinquent after November 30 of each year. These property taxes have been reported as deferred revenue in governmental funds.

N. Interfund Transactions

During the course of normal operations, the City has transactions between funds to distribute administrative costs and construct assets. These transactions are generally reflected as "operating

CITY OF WEST JORDAN
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2005

transfers". In addition, loans have been made between funds and are reflected as "due to, due from" on the respective funds' balance sheets.

O. Revenues – Exchange and Non-exchange Transactions

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is reported on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is reported in the year in which the resources are measurable and become available.

Nonexchange transactions, in which the City receives value without directly giving equal value in return, include property taxes, grants and donations. On an accrual basis, revenue from property taxes is recognized in the year for which the taxes are levied. Revenue from grants, entitlements, and donations is recognized in the year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, matching requirements and expenditure requirements. On a modified accrual basis, revenue from a nonexchange transaction must also be available before it can be recognized.

Property taxes and special assessments are measurable and susceptible to accrual when they attach as an enforceable lien on the property. They become available when they are due. Amounts that are measurable but not available are recorded as deferred revenue. Property taxes become an enforceable lien on January 1 but are not due until November 30. Special assessments become an enforceable lien when assessed.

P. Fund Equity Reserves

Fund balance – in the fund financial statements, governmental funds report reservations of fund balance for amounts that are not available for appropriation or are legally segregated for a specific purpose.

Restricted net assets – in the government wide financial statements as well as the proprietary fund financial statements, restricted net assets are legally restricted by outside parties for a specific purpose.

Q. Contributions of Capital

Contributions of capital in the proprietary fund financial statements arise from outside contributions of capital assets, or from grants or outside contributions of resources restricted to capital acquisition and construction.

R. Estimates and assumptions

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of financial statements

CITY OF WEST JORDAN
NOTES TO THE BASIC FINANCIAL STATEMENTS
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and the reported amounts of revenues, expenditures and expenses during the reporting period. Actual results could differ from those estimates.

S. Budgets

Utah State Statute establishes budgetary procedures for the City. The basis of accounting applied to each fund budget is the same basis as the related fund's financial statements. Accordingly, the Budgetary Comparison Schedule for the General Fund presents actual expenditures in accordance with the accounting principles generally accepted in the United States on a basis consistent with the legally adopted budget as amended.

In accordance with state law, all appropriations lapse at the end of the budget year. However, unexpended capital projects may be reappropriated. The following are the legal procedures followed by the City:

- (1) On or before the first regularly scheduled meeting of the City Council in May, the City Manager, authorized under state statute to be appointed Budget Officer, submits a proposed operating budget for all governmental fund types and an operating and capital budget for all proprietary fund types for the subsequent fiscal year. The budget documents are financing sources and include the proposed budget amounts requested by the department heads along with the proposed budget amounts requested by the City Manager.
- (2) A public hearing is held to receive input on all aspects of the proposed budget. The hearing is preceded by a notice in the local newspaper. The notice is given at least seven days before the hearing and includes the time, date and place of the hearing. All budget documents are required to be available for public inspection ten days prior to the public hearing.
- (3) On or before June 30, a final balanced budget must be adopted for the subsequent fiscal year beginning July 1. If a tax increase is proposed, a hearing must be held on or before August 10, which does not conflict with other taxing entities that have proposed a tax increase. At this time the final balanced budget is adopted.
- (4) The City Manager, acting as Budget Officer, has the budget authority to transfer budget appropriations between individual line items within any department of any budgetary fund.
- (5) The City Council, by resolution, has the authority to transfer budget appropriations between the individual departments of any budgetary fund.
- (6) A public hearing, as required in (2) above, must be held to increase the total appropriations of any one governmental fund type; however, after the original public hearing, operating and capital budgets of proprietary fund types may be increased by resolution without an additional hearing.
- (7) The appropriate director or department head is the authorized officer charged with the responsibility of staying within the department budget and authorizing no expenditures in excess of

CITY OF WEST JORDAN
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said budget as required by the Utah Fiscal Procedures Act.

(8) Monthly financial reports are prepared by the Director of Finance and Administrative Services and reviewed by the City Manager. They are also presented to the City Council. These reports contain a budgetary statement showing a comparison of budget to actual for all budgetary funds of the City.

(9) Utah State law prohibits the appropriation of unrestricted General Fund balance until it exceeds the sum of 5% of the General Fund revenues. Until unreserved fund balance is greater than the above amount, it cannot be budgeted, but is used to provide working capital until tax revenue is received, meet emergency expenditures, and cover unanticipated deficits. When unreserved fund balance is greater than 18% of expected revenues, the excess must be appropriated within the following two years.

(10) Budgets for the governmental funds are prepared on the modified accrual basis of accounting. Accordingly, the Budgetary Comparison Schedule for the General Fund presents actual expenditures in accordance with the accounting principles generally accepted in the United States on a basis consistent with the legally adopted budgets as amended. Encumbrances lapse at year-end and are automatically reappropriated and reencumbered as part of the subsequent year's budget.

NOTE 2

Cash, Cash Equivalents and Investments

The City's deposits and investing are governed by the Utah Money Management Act (Utah Code, Title 51, Chapter 7) and rules of the State of Utah Money Management Council. Also, the City has its own written investment policies. City funds are invested only in the following: (1) negotiable or nonnegotiable deposits of qualified depositories (see definition of "qualified depository" included above), (2) repurchase agreements with qualified depositories or certified dealers, acting as principal for securities of the United States Treasury or other authorized investments (only if these securities are delivered to the custody of the City Treasurer or the City's safekeeping bank or are conducted with a qualified depository), (3) commercial paper which is rated P-1 by Moody's Investor Services or A-1 by Standard and Poor's, Inc. and having a remaining term to maturity of 270 days or less (commercial paper can be purchased directly from the issuer provided proper delivery and safekeeping procedures are followed with a qualified depository or the City Treasurer's safekeeping bank or trust company), (4) bankers' acceptance that are eligible for discount at a federal reserve bank and which have a remaining term to maturity of 270 days or less, (5) negotiable certificates of deposit of \$100,000 or more which have a remaining term to maturity of 365 days or less, (6) obligations of the United States Treasury including United States Treasury Bills, United States Treasury Notes, and United States Treasury Bonds, and (7) the Utah Public Treasurer's Investment Fund which is a pooled investment fund managed by the Utah State Treasurer.

The City maintains pooled cash and investments that are available for use by all funds. The pooled interest earned is allocated to the funds based on average month-end cash and investment balances.

CITY OF WEST JORDAN
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Cash	\$ 3,036,420
Utah Public Treasurer's Investment Fund	<u>57,980,581</u>
Total	<u>\$61,017,001</u>

Included in the accompanying balance sheet as follows:

Cash and cash equivalents	\$ 30,557,155
Restricted assets - cash and cash equivalents	<u>30,459,846</u>
Total	<u>\$61,017,001</u>

A. Cash Deposits

Custodial Credit Risk

The custodial credit risk for deposits is the risk that in the event of a bank failure, the City's deposits may not be recovered. The Money Management Act requires deposits to be placed with a qualified depository. The Money Management Act defines a qualified depository as any financial institution whose deposits are insured by an agency of the federal government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Money Management Act and adhering to the rules of the Utah Money Management Council.

At June 30, 2005 the book value of cash on deposit was \$3,036,420 and the bank balance was \$3,726,266 with the difference being outstanding checks, and outstanding deposits. Of these deposits, \$100,000 was covered by federal depository insurance and the remaining bank balance of \$2,626,266 was uninsured. Deposits are not collateralized nor are they required to be by State statute.

B. Investments

The Money Management Act defines the types of securities authorized as appropriate investments and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with issuers of investment securities.

As of June 30, 2005, the City had the following investment and maturity:

Investment Type	<u>Fair Value</u>	<u>Investment Maturity</u>
<u>Debt Securities</u>		
Utah Public Treasurer's Investment Fund	\$ 57,980,581	Less than 1 year

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates of debt investments will adversely affect the value of an investment. The City's policy for managing its exposure to interest rate risk is to comply

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with the Money Management Act. Section 51-7-11 of the Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested. The Money Management Act further limits the remaining term to maturity on all investments in commercial paper, bankers' acceptances, fixed rate negotiable deposits, and fixed rate corporate obligations to 270 days or less. In addition, variable rate negotiable deposits and variable rate securities may not have a remaining term to final maturity exceeding two years.

Credit Risk of Debt Securities

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City complies with the Money Management Act as its policy for reducing exposure to investment credit risk.

The City's only investment is with the Utah Public Treasurer's Investment Fund and the Fund is unrated as to credit risk.

Custodial Credit Risk

Custodial credit risk for investments is the risk that, in the event of a failure of the counterparty, the City will not be able to recover the value of the investment or collateral securities that are in the possession of an outside party. The City does not have a formal policy for managing custodial credit risk.

All of the City's investments at June 30, 2005 were with the Utah Public Treasurer's Investment Fund and therefore are not categorized as to custodial credit risk. Additional information regarding the Utah Public Treasurer's Investment Fund is available in Note 3.

Concentration of Credit Risk – Investments

Concentration of credit risk is the risk of a loss attributed to the magnitude of a government's investment in a single issuer.

The City's policy for reducing the risk of loss is to comply with the Rules of the Money Management Council. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to between 5-10% depending upon the total dollar amount held in the portfolio. The Money Management Council limitations do not apply to securities issued by the U.S. government and its agencies.

All of the City's investments at June 30, 2005 were with the Utah Public Treasurer's Investment Fund and therefore are not categorized as to custodial credit risk. Additional information regarding the Utah Public Treasurer's Investment Fund is available in Note 3.

Restricted Assets and Reserved Fund Equity

Assets are reported as restricted when external constraints are placed on the use of the assets and these constraints changes the normal understanding of the availability of the asset. Such constraints are either imposed by creditors or imposed by law.

CITY OF WEST JORDAN
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General Fund - Developer and other deposits of \$977,063 Class C-Road funds of \$4,438,911, and reserves for debt service of \$461,226 totaling \$5,877,200, are shown as restricted assets to be used only for the purpose defined by contract or under legal provisions. Customer deposits of \$977,063 represent a liability, therefore fund balance need not be reserved.

Redevelopment Agency - Cash in the amount of \$101,503 is restricted for debt service and fund balance has been reserved in the same amount.

Park Capital Improvement Fund - Cash restricted for construction of \$4,082,151 and park impact fee reserves of \$973,734 totaling \$5,055,885 are shown as restricted. The fund balance is reserved for the same amount.

Building Capital Improvement Fund - \$2,369,004 is restricted for construction, of this \$746,058 is reported as accounts payable from restricted assets therefore fund balance need not be reserved for this amount. Fund balance has been reserved for the remaining \$1,622,946.

Municipal Building Authority - \$793,005 is restricted for debt service and fund balance has been reserved in the same amount.

Capital Support Fund - \$1,465,688 is restricted for debt service and fund balance has been reserved for the same amount.

Road Capital Improvement Fund - \$428,460 is restricted for park impact fee reserves. Fund balance is reserved for the same amount.

Storm Capital Improvement Fund - \$1,759,401 is restricted for storm water impact fee reserves. Fund balance is reserved for the same amount.

Water Fund- Water impact fees of \$5,133,462 are shown as restricted. Net assets are restricted for construction in the amount of the impact fees. \$333,509 is restricted for debt service. Cash in the amount of \$3,899,937 is shown as restricted because its use is limited in bond covenants and customer deposits of \$29,294 are also shown as restricted. Net assets are not restricted for these amounts because they are offset by liabilities.

Sewer Fund-Sewer impact fees of \$3,203,445 are restricted for construction of capital assets. Net assets are restricted for construction in the amount of the impact fees.

Solid Waste Fund-Cash in the amount of \$10,053 is restricted for acquisition of capital assets and net assets are restricted for the same amount.

CITY OF WEST JORDAN
NOTES TO THE BASIC FINANCIAL STATEMENTS
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NOTE 3

External Investment Pool

The Public Treasurer's Investment Fund (PTIF) is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act, Chapter 51-7, Utah Code Annotated, 1953, as amended. The Act establishes the Money Management Council, which oversees the activities of the State Treasurer and the PTIF. The Act details the investments that are authorized which are high-grade securities and, therefore, there is very little credit risk except in the most unusual and unforeseen circumstances. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah and participants share proportionally in any realized gains or losses on investments.

The PTIF allocates income and issues statements on a monthly basis. The PTIF operates and reports to participants on an amortized cost basis. The participants' balance is their investment deposited in the PTIF plus their share of income, gains and losses, net of administration fees, which are allocated to each participant on the ratio of each participant's share to the total funds in the PTIF.

Twice a year, at June 30 and December 31, the investments are valued at fair value to enable participants to adjust their investments in this pool at fair value. The Bank of New York and the State of Utah separately determine each security's fair value in accordance with GASB 31 (i.e. for almost all pool investments the quoted market price as of June 30, 2005) and then compare those values to come up with an agreed upon fair value of the securities.

As of June 30, 2005, the City had \$57,980,581 invested in the PTIF, which had a fair value of \$57,989,510 for a gain of \$8,929. Due to the insignificance of this amount in relation to the funds affected by the unrealized gain, the fair value of the investments in this external investment pool is deemed to be the amortized cost of the investment. The table below shows statistical information about the investment pool:

<u>Investment Type</u>	<u>Investment Percentage</u>
Corporate bonds and notes	56.61%
Money market accounts and Certificates of deposit	9.39%
U.S. Government securities	34.00%
	<u>100.00%</u>

CITY OF WEST JORDAN
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NOTE 4

Capital Assets

Capital asset activity for the year ended June 30, 2005 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Capital assets, not being depreciated:				
Land	\$ 115,835,397	\$ 5,400,645	\$ -	\$ 121,236,042
Construction in progress	313,443	5,302,026	-	5,615,469
Total capital assets not being depreciated	116,148,840	10,702,671	-	126,851,511
Capital assets, being depreciated:				
Machinery and equipment	11,698,842	1,005,163	(505,708)	12,198,297
Computer equipment	1,886,650	132,036	-	2,018,686
Buildings and building improvements	17,398,431	287,562	-	17,685,993
Improvements other than buildings	12,097,240	4,593,102	-	16,690,342
Infrastructure	191,188,975	1,785,926	-	192,974,901
Total capital assets being depreciated	234,270,138	7,803,789	(505,708)	241,568,219
Less accumulated depreciation for:				
Machinery and equipment	(8,304,901)	(898,658)	400,685	(8,802,874)
Computer equipment	(1,750,122)	(150,887)	-	(1,901,009)
Buildings and building improvements	(3,292,382)	(412,261)	-	(3,704,643)
Improvements other than buildings	(3,904,243)	(717,462)	-	(4,621,705)
Infrastructure	(66,035,756)	(5,607,390)	-	(71,643,146)
Total accumulated depreciation	(83,287,404)	(7,786,658)	400,685	(90,673,377)
Total capital assets, being depreciated, net	150,982,734	17,131	(105,023)	150,894,842
Governmental activities capital assets, net	\$ 267,131,574	\$ 10,719,802	\$ (105,023)	\$ 277,746,353

CITY OF WEST JORDAN
NOTES TO THE BASIC FINANCIAL STATEMENTS
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	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities:				
Capital assets, not being depreciated:				
Land	\$ 437,901	\$ -	\$ -	\$ 437,901
Total capital assets not being depreciated	437,901	-	-	437,901
Capital assets, being depreciated:				
Buildings	321,357	-	-	321,357
Improvements other than buildings	109,854,972	8,561,152	-	118,416,124
Machinery and equipment	1,994,007	-	-	1,994,007
Total capital assets being depreciated	112,170,336	8,561,152	-	120,731,488
Less accumulated depreciation for:				
Buildings	(145,203)	(7,141)	-	(152,344)
Improvements other than buildings	(24,268,854)	(2,376,167)	-	(26,645,021)
Machinery and equipment	(378,694)	(106,950)	-	(485,644)
Total accumulated depreciation	(24,792,751)	(2,490,258)	-	(27,283,009)
Total capital assets, being depreciated, net	87,377,585	6,070,894	-	93,448,479
Business-type activities capital assets, net	\$ 87,815,486	\$ 6,070,894	\$ -	\$ 93,886,380

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:

General government	\$ 1,043,116
Police	79,786
Fire	250,389
Public works (includes depreciation on general infrastructure assets)	5,681,075
Parks and recreation	732,292

Total depreciation expense-governmental activities \$ 7,786,658

Business-type activities

Water	\$ 1,682,180
Sewer	718,717
Solid waste	89,361

Total depreciation expense-business-type activities \$ 2,490,258

CITY OF WEST JORDAN
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JUNE 30, 2005

NOTE 5

Long-term debt

	Beginning			Ending	Due Within
	Balance	Additions	Reductions	Balance	One Year
Governmental Activities:					
Bonds payable:					
Lease revenue refunding bonds	\$ 3,645,000	\$ -	\$ (290,000)	\$ 3,355,000	\$ 300,000
Lease revenue bonds	3,270,000	-	(115,000)	3,155,000	125,000
Excise tax road bonds	3,350,000	-	(425,000)	2,925,000	440,000
Sales tax revenue bonds	11,955,000	-	(1,310,000)	10,645,000	1,355,000
Tax increment revenue bonds-2004	1,000,000	-	(165,000)	835,000	165,000
General obligation bond	-	10,920,000	(465,000)	10,455,000	345,000
Total bonds payable	<u>23,220,000</u>	<u>10,920,000</u>	<u>(2,770,000)</u>	<u>31,370,000</u>	<u>2,730,000</u>
Other liabilities:					
Capital leases	253,739	-	(175,315)	78,424	29,381
Contract payable	1,880,000	-	(80,000)	1,800,000	85,000
Compensated absences	1,969,309	263,991	(6,772)	2,226,528	1,491,773
Tax increment notes payable to developers	1,642,147	-	(41,457)	1,600,690	251,500
Total other liabilities	<u>5,745,195</u>	<u>263,991</u>	<u>(303,544)</u>	<u>5,705,642</u>	<u>1,857,654</u>
Governmental activities long-term					
liabilities	<u>\$ 28,965,195</u>	<u>\$ 11,183,991</u>	<u>\$ (3,073,544)</u>	<u>\$ 37,075,642</u>	<u>\$ 4,587,654</u>
Business-type Activities:					
Water bond	\$ 9,600,000	\$ -	\$ (1,000,000)	\$ 8,600,000	\$ 1,000,000
Water bond - 2004	-	2,865,000	(280,000)	2,585,000	250,000
Total bonds payable	<u>9,600,000</u>	<u>2,865,000</u>	<u>(1,280,000)</u>	<u>11,185,000</u>	<u>1,250,000</u>
Other liabilities:					
Capital leases	721,482	-	(137,953)	583,529	142,306
Compensated absences	100,452	-	(22,223)	78,229	59,827
Total other liabilities	<u>821,934</u>	<u>-</u>	<u>(160,176)</u>	<u>661,758</u>	<u>202,133</u>
Business-type activities long-term					
liabilities	<u>\$ 10,421,934</u>	<u>\$ 2,865,000</u>	<u>\$ (1,440,176)</u>	<u>\$ 11,846,758</u>	<u>\$ 1,452,133</u>

CITY OF WEST JORDAN
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2005

Long-term obligations at June 30, 2005 consist of the following:

Governmental activities:

General Obligation Bonds:

The City issued 2004 general obligation bonds in the amount of \$10,920,000 to construct a justice building and for open space acquisition. The bonds are due in annual installments of \$345,000 to \$795,000 through April of 2025; interest at 3.0 percent to 5.25 percent, repaid by the City's property tax revenue.

\$10,455,000

Tax Increment Revenue Bonds:

The City issued 2004 tax increment revenue bonds in the amount of \$1,000,000 to repay developers for improvements made in a redevelopment area. The bonds are due in annual installments of \$135,000 to \$250,000 through February 1, 2010; interest at 4.2 percent, to be repaid by taxes levied on property in one of the City's redevelopment areas.

835,000

Lease Revenue Bonds:

The City issued 1998 lease revenue bonds in the amounts of \$4,995,000 to advance refund 1992 lease revenue bonds. The bonds are due in annual principal installments of \$250,000 to \$955,000 through December 2012; Interest at 3.8 percent to 4.7 percent, secured by City Hall and to be repaid by the Municipal Building Authority.

3,355,000

The City issued 2001 lease revenue bonds in the amount of \$3,490,000 to construct, furnish and equip a new fire station. The bonds are due in annual principal installments of \$105,000 to \$795,000 through June 2016; Interest at 3.4 percent to 4.7 percent, secured by a fire station and related fixtures, furniture, and equipment and to be repaid by the Municipal Building Authority.

3,155,000

Excise Tax Road Bonds:

The City issued 2001 excise tax road bonds in the amount of \$4,580,000 to finance the construction of a major road. The bonds are due in annual principal installments of \$420,000 to \$540,000 through June 2011; Interest at 3.25 percent to 4.75 percent to be repaid by "C" Road (excise tax) funds received from the State of Utah.

2,925,000

CITY OF WEST JORDAN
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JUNE 30, 2005

Sales Tax Revenue Bonds:

The City issued 2001 sales tax revenue bonds in the amount of \$14,460,000 to finance improvements to infrastructure within the City. The bonds are due in annual principal installments of \$1,235,000 to \$1,725,000 through March 2012; Interest at 3 percent to 5.5 percent to be repaid by sales tax collections.

10,645,000

Contracts Payable:

The City borrowed \$2,090,000 from HUD to finance the construction of a senior center. The contract payable is due to HUD in annual principal installments of \$65,000 to \$155,000 through August of 2019; Interest at 7.5 percent to 7.9 percent.

1,800,000

Capital Leases:

The City has entered into a lease agreement as lessee for financing the acquisition of a new ambulance for the fire department. The original amount of the lease was \$142,489. The terms of the lease require monthly payments of \$2,670 through January 2008, at which time ownership will transfer to the City. The stated rate of interest in the lease agreement is 4.09 percent.

78,424

Tax Increment Notes Payable to Developers

The City has entered into agreements with developers through the Redevelopment Agency to reimburse various developers for improvements made in redevelopment areas. The terms of the notes require the City to make principal payments of 75 percent of the increment money collected for the project areas. The notes are interest free.

1,600,690

Compensated Absences

2,226,528

Total Governmental Activities

\$ 37,075,642

Business-type activities:

Water Revenue Bonds:

The program revenue bonds in the amount of \$10,500,000 were issued in March 2003 to finance water system expansion and improvements throughout the City. The bonds are due in annual principal installments of \$900,000 to \$1,200,000 through June of 2013. These bonds are variable rate debt and are remarketed weekly. The interest rate is based on the market conditions the day the bonds are remarketed. The effective interest rate at year end was 3.3 percent.

\$ 8,600,000

CITY OF WEST JORDAN
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2005

The program revenue bonds in the amount of \$2,865,000 were issued in November 2004 to finance a radio read water meter replacement program throughout the City. The bonds are due in annual principal installments of \$250,000 to \$325,000 through June 2014. These bonds are variable rate debt and are remarketed weekly. The interest rate is based on the market conditions the day the bonds are remarketed. The effective interest rate at year end was 3.3 percent.

2,585,000

Capital Leases

The City has entered into a lease agreement as lessee for financing the acquisition of new recycling bins for automated residential pickup. The original amount of the lease was \$800,000. The terms of the lease require monthly payments of \$13,203 through August 2009, at which time ownership will transfer to the City. The stated rate of interest in the lease agreement is 3.11 percent.

583,529

Compensated Absences

78,229

Total Business-type Activities

\$ 11,846,758

Over the past several years, the City defeased debt relating to the 1992 Municipal Building Authority lease revenue bonds. The defeased portion of the 1992 Municipal Building Authority lease revenue bonds was \$3,275,000 at June 30, 2005.

As of June 30, 2005, annual debt service requirements to maturity are as follows:

Year Ended June 30	Governmental Activities-Bonds					
	Lease revenue refunding		Lease revenue		Excise tax	
	Principal	Interest	Principal	Interest	Principal	Interest
2006	\$ 300,000	\$ 146,763	\$ 125,000	\$ 137,226	\$ 440,000	\$ 124,675
2007	315,000	133,154	125,000	132,476	460,000	108,175
2008	325,000	118,833	135,000	127,370	475,000	89,775
2009	340,000	103,785	140,000	121,870	500,000	71,725
2010	355,000	88,063	150,000	115,995	510,000	48,600
2011-2015	1,720,000	147,747	1,685,000	423,195	540,000	25,650
2016-2020	-	-	795,000	37,365	-	-
2021-2025	-	-	-	-	-	-
Total	\$ <u>3,355,000</u>	\$ <u>738,345</u>	\$ <u>3,155,000</u>	\$ <u>1,095,497</u>	\$ <u>2,925,000</u>	\$ <u>468,600</u>

CITY OF WEST JORDAN
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2005

Governmental Activities-Bonds						
Year Ended June 30	Sales tax		Tax increment		General obligation	
	Principal	Interest	Principal	Interest	Principal	Interest
2006	\$ 1,355,000	\$ 469,800	\$ 165,000	\$ 35,070	\$ 345,000	\$ 490,200
2007	1,400,000	422,375	135,000	28,140	355,000	479,850
2008	1,480,000	369,875	140,000	22,470	370,000	468,312
2009	1,500,000	310,675	145,000	16,590	380,000	455,363
2010	1,550,000	250,675	250,000	10,500	395,000	441,588
2011-2015	3,360,000	279,675	-	-	2,230,000	1,961,100
2016-2020	-	-	-	-	2,780,000	1,389,787
2021-2025	-	-	-	-	3,600,000	586,162
Total	\$ <u>10,645,000</u>	\$ <u>2,103,075</u>	\$ <u>835,000</u>	\$ <u>112,770</u>	\$ <u>10,455,000</u>	\$ <u>6,272,362</u>

Governmental-type Activities-Contracts Payable				Business-type Activities Revenue Bond			
Contract payable				2003 Water revenue		2004 Water revenue	
Year Ended June 30	Principal	Interest		Year Ended June 30	Principal	Interest	Principal Interest
2006	\$ 85,000	\$ 134,048		2006	\$ 1,000,000	\$ 301,000	\$ 250,000 \$ 85,305
2007	90,000	127,805		2007	1,000,000	266,000	260,000 77,055
2008	95,000	121,167		2008	1,000,000	231,000	270,000 68,475
2009	100,000	114,128		2009	1,000,000	196,000	275,000 59,565
2010	105,000	106,740		2010	1,100,000	161,000	285,000 50,490
2011-2015	600,000	405,304		2011-2015	3,500,000	248,500	1,245,000 104,115
2016-2020	725,000	147,567		2016-2020	-	-	- -
Total	\$ <u>1,800,000</u>	\$ <u>1,156,759</u>		Total	\$ <u>8,600,000</u>	\$ <u>1,403,500</u>	\$ <u>2,585,000</u> \$ <u>445,005</u>

Amortization of compensated absences and the tax increment note payable to developer have not been included in the above schedules due to the uncertainty of the timing of the payments.

CITY OF WEST JORDAN
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2005

NOTE 6

Capital leases

The City has entered into certain capital lease agreements under which the related equipment will become the property of the City when the terms of the lease agreement are met. The following is a schedule by year of future minimum lease payments as of June 30, 2005:

<u>Fiscal Year</u> <u>Ending June 30</u>	<u>Governmental</u> <u>Activities</u>	<u>Business-Type</u> <u>Activities</u>
2006	\$ 32,042	\$ 158,436
2007	32,042	158,436
2008	16,022	158,436
2009	-	145,232
Thereafter	-	-
Total minimum lease payments	80,106	620,540
Less: Amount representing interest	1,682	37,011
Present value of net minimum lease payments	<u>\$ 78,424</u>	<u>\$ 583,529</u>

Equipment and related accumulated depreciation under capital lease are as follows:

Cost of equipment	\$648,744	\$800,000
Accumulated depreciation	\$553,750	\$80,000

NOTE 7

Retirement Plans

Plan Description: The City contributes to the following cost-sharing multiple-employer defined benefit retirement plans administered by the Utah State Retirement Systems (USRS):

- ▣ Local Government Contributory Retirement System
- ▣ Local Government Noncontributory Retirement System
- ▣ Public Safety Contributory Retirement System
- ▣ Public Safety Noncontributory Retirement System
- ▣ Firefighters Retirement System

CITY OF WEST JORDAN
 NOTES TO THE BASIC FINANCIAL STATEMENTS
 JUNE 30, 2005

The Systems provide refunds, retirement benefits, annual cost of living adjustments and death benefits to plan members and beneficiaries in accordance with retirement statutes.

The Systems are established and governed by the respective sections of Chapter 49 of the Utah Code Annotated 1953 as amended. The Utah State Retirement Office Act in Chapter 49 provides for the administration of the Utah Retirement Systems and Plans under the direction of the Utah State Retirement Board whose members are appointed by the Governor. The Systems issue a publicly available financial report that includes financial statements and required supplementary information for the Local Governmental Contributory Retirement System, Local Governmental Noncontributory Retirement System, Public Safety Retirement System for employers without Social Security coverage, and Firefighters Retirement System which are for employers without Social Security coverage. A copy of this report may be obtained by writing to the USRS, 540 East 200 South, Salt Lake City, UT 84102 or by calling 1-800-365-8772. Funding Policy: The contribution rates are the actuarially determined rates. The contribution requirements of the Systems are authorized by the statute and specified by the Board.

	Employee contribution paid by City	City's Contribution
Local Governmental-Contributory	6.00%	7.08%
Local Governmental-Noncontributory	-	11.09%
Public Safety-Contributory	7.65%	15.20%
Public Safety-Noncontributory	-	22.17%
Firefighters System	7.65%	0.18%

CITY OF WEST JORDAN
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2005

System	Year Ended June 30	Employee paid contributions	City's contribution
Local Governmental-Contributory	2005	\$ 12,642	\$ 14,918
	2004	12,301	11,502
	2003	13,141	10,250
Local Governmental-Noncontributory	2005	-	846,830
	2004	-	662,289
	2003	-	530,085
Public Safety-Contributory	2005	39,095	77,679
	2004	37,420	60,263
	2003	35,027	46,656
Public Safety-Noncontributory	2005	-	872,058
	2004	-	681,334
	2003	-	587,570
Firefighters System	2005	262,551	6,165
	2004	245,917	5,788
	2003	215,875	5,071

Contributions were equal to the required contributions.

NOTE 8

Deferred Compensation Plan

The City offers its employees a deferred compensation plan (the plan) through ICMA Retirement Corporation or through the Utah State Retirement System (USRS) created in accordance with Internal Revenue Code (IRC) Section 457. The ICMA plan, available to all City employees, permits them to defer a portion of their salary until future years. Participation in this plan is optional. The USRS plan is only available to part-time employees on a noncontributory basis. Both investment plans are managed by the plans' trustee under one of four investment options or a combination thereof. The choice of investment option(s) is made by the participants. The deferred compensation

CITY OF WEST JORDAN
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2005

is not available to employees until termination, retirement, death or unforeseeable emergency. These investments are within the legal provisions of the State of Utah.

Defined Contribution Money Purchase Plan The City also participates in an insured, contributory defined contribution retirement plans administered by ICMA Retirement Corporation. Under the plan, the City contributes amounts from 0 percent to 24.5 percent depending on which defined contribution system each employee class belongs to. Employees are classified as follows: Management, General Employees, Police, and Fire.

An employee is vested immediately with the first contribution to ICMA Retirement Corporation. Presently, the City is under its own obligation by resolution to continue with contributions to the plans. No other federal or State laws obligate the City to participate in this plan. The program is pursuant to section 401(A) and 401(C) the Internal Revenue Service Code. Withdrawals of monies, per Federal Law are subject to a mandatory withdrawal penalty in the amount of 10% unless the employee has attained the age of 59 1/2. All of the City's full-time employees participate in the ICMA Retirement Corporation. The payroll for the employees covered by the plans was \$17,371,555. The City's total payroll for the year ended June 30, 2005 was \$19,088,341. The contribution requirement for the year ended June 30, 2005 was \$1,706,527.

NOTE 9

Segment Information

The City has issued program revenue bonds to finance certain improvements to its culinary water distribution system. Because this activity is accounted for in a separate fund and the fund is reported as a major fund in the fund financial statements, segment disclosures herein are not required.

Redevelopment Agency

Tax increment money was generated by the following project areas within the Redevelopment Agency:

Area:	8600 South 3200-3600 West	\$ 56,925
	6200 West 9200-9400 South	0
	1700 West 6600-7000 South	200,000
	7800 South 1300-1600 West	135,978
	9000 South 1300-1700 West	400,000
	Independence Square Area	208,658
	Total	<u>\$1,001,561</u>

CITY OF WEST JORDAN
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2005

During the year, the RDA expended monies in the categories below as follows:

Administration Costs	\$ 93,261
Infrastructure	259,395
Interest	44,849
Principal	165,000
Transfer to other fund	746,675
Total	<u>\$1,309,180</u>

Outstanding loans to finance RDA projects as of
June 30, 2005: \$ 1,600,690

NOTE 10

Interfund Receivables and Payables / Transfers

Interfund receivables and payables as June 30, 2005 were as follows:

<u>Due From</u>	<u>Due To</u>	<u>Amount</u>
Non-major governmental	General	\$ 60,078
Redevelopment agency	Non-major governmental	\$ 749,026
Redevelopment agency	General	\$ 517,440
Parks capital improvement	Water	\$ 811,500
Non-major governmental	Non-major governmental	\$ 133,457

The interfund receivable/payables are related to operating funds temporarily loaned one fund to another. The general fund made a loan to a special revenue fund to cover operating expenditures and the water fund loaned to the capital improvement fund construction of a soccer complex. The interfund payables from the Redevelopment Agency are related to reimbursement agreements made to reimburse the city for infrastructure improvements and land.

Transfers In / Transfers Out

Interfund transfers during the year ended June 30, 2005 were as follows:

The purpose of the transfers is to distribute administrative costs amongst the funds or to construct assets.

CITY OF WEST JORDAN
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2005

Transfers Out	Transfers in					Total
	General Fund	Parks Capital Improvements	Buildings Capital Improvements	Non-major Governmental	Internal Service	
General fund	\$ -	\$ -	\$ -	3,286,834	\$ 57,904	\$ 3,344,738
Redevelopment Agency	746,675	-	-	-	-	746,675
Parks capital improvement	71,189	-	-	712	-	71,901
Buildings capital improvement	58,574	-	-	289,730	-	348,304
Water	1,578,969	-	-	-	134	1,579,103
Sewer	962,867	-	-	-	1,771	964,638
Solid Waste	359,158	-	-	-	-	359,158
Non-Major						
Governmental	559,524	7,943,398	7,047,019	8,673,165	-	24,223,106
Internal Service	47,294	-	-	-	-	47,294
Total	\$ 4,384,250	\$ 7,943,398	\$ 7,047,019	\$ 12,250,441	\$ 59,809	\$ 31,684,917

NOTE 11

Risk Management

The City is exposed to various risks of loss related to torts; theft, damage to, or destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City maintains a self-insurance fund to finance its risk of loss. The self-insurance fund provides coverage up to a maximum of \$15,000 per event for general liability and property damages. During fiscal year 1986, the City became a member of the Utah Risk Management Mutual Association (URMMA). URMMA provides general liability, automobile liability and errors and omissions coverage to its members for claims in excess of coverage provided by the self-insurance fund. The City is also self-insured for unemployment.

The City has purchased commercial insurance for property damage to its buildings and damage to its heavy equipment, large fire apparatuses, street sweeper, and sewer truck. The amounts of settlements have not exceeded insurance coverage for any of the past three fiscal years. All other City vehicles are not covered for property damage. Claims information for the past two years is as follows:

CITY OF WEST JORDAN
 NOTES TO THE BASIC FINANCIAL STATEMENTS
 JUNE 30, 2005

	2005	2004
Claims liability, July 1	\$ 325,470	\$207,899
Claims incurred during the year and changes in estimates	470,227	766,259
Payments on claims during the year		
Payments made by insurance	156,149	492,224
Coinsurance and deductible insurance payments made by the City	492,224	154,464
Claims liability, June 30,	<u>\$ 147,324</u>	<u>\$ 325,470</u>

NOTE 12

Jointly Governed Organization

The City, in conjunction with other governmental entities, jointly governs URMMA. URMMA's board is comprised of one member from each participating entity. Except for the customary fees, no participant has any obligation, entitlement or residual interest.

URMMA was formed by an interlocal agreement effective September 30, 1985, pursuant to the provisions of the Utah Interlocal Cooperation Act. The interlocal agreement has a fifty-year term. Municipalities seek membership in the Association in order to provide more comprehensive and economical risk coverage, to reduce the amount and frequency of losses, and to decrease the cost incurred in handling and litigating claims.

NOTE 13

Investment in Joint Ventures

South Valley Water Reclamation Facility

The City of West Jordan has a 28.22 percent ownership in the South Valley Water Reclamation Facility (SVWRF) that is accounted for by the equity method. SVWRF, a separate legal entity, was formed pursuant to the provisions of the Interlocal Cooperation Act to maintain and operate regional sewage treatment facilities for the benefit of its member entities. SVWRF's membership is comprised of two municipalities and three suburban sanitary improvement districts. In addition to West Jordan, the members consist of South Valley Sewer District, Sandy Suburban Improvement district, Midvalley Improvement District, and Midvale City that have ownership interests of 34.72percent, 20.17 percent, 10.11 percent, and 6.78 percent, respectively.

CITY OF WEST JORDAN
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2005

Summary financial information for the SVWRF joint venture at December 31, 2004, and for the year then ended is as follows:

Total Assets	\$51,249,008
Total Liabilities	994,809
Total Fund Equity	<u>\$50,254,199</u>
 Total Revenues	 \$ 7,176,564
Total Expenses	<u>10,359,735</u>
Net Loss Before Contributions	<u>(3,183,171)</u>
Contributions From Members	<u>4,272,114</u>
Changes in Net Assets	<u>\$1,088,943</u>

Trans-Jordan Cities Landfill

The City of West Jordan has a 26.45 percent ownership in the Trans Jordan Cities Landfill (Trans-Jordan) that is accounted for by the equity method. The primary purpose of the Trans-Jordan is the operation, maintenance, and control of a refuse dumping site situated east of Bingham Canyon in Salt Lake County. Residents and businesses from all member cities and Salt Lake County can use the facility by paying a tipping fee for each refuse load. Trans-Jordan is also used for the disposal of weekly garbage pickups of the cities in Trans-Jordan for which an assessment is charged. In addition to West Jordan, the Trans-Jordan is owned by the cities of Midvale, Murray, Sandy, Draper, South Jordan, and Riverton that have ownership interests of 6.02 percent, 9.72 percent, 34.27 percent, 6.62 percent, 9.53 percent, and 7.39 percent respectively.

Summary financial information for the Trans-Jordan joint venture at June 30, 2005, and for the year then ended is as follows:

Total Assets	\$19,078,472
Total Liabilities	<u>3,990,222</u>
Total Fund Equity	<u>\$15,088,250</u>
 Total Revenues	 \$ 5,471,434
Total Expenses	<u>5,164,534</u>
Net Income Before Contributions	<u>306,900</u>
Contributions From Members	<u>584,958</u>
Changes in Net Assets	<u>\$ 891,858</u>

NOTE 14
Conduit Debt

The City has issued Industrial Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in

CITY OF WEST JORDAN
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2005

the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. The City is not obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of June 30, 2005, there were nine series of Industrial Revenue Bonds outstanding. The aggregate principal amount payable for the series could not be determined; however, their original issue amounts totaled \$56,215,000.

NOTE 15

Commitments & Contingencies

a. Litigation

The City is a defendant in a number of lawsuits that have arisen in the normal course of operations. It is not possible to state the ultimate liability, if any, in these matters. However, the City Attorney, after consultation with the City Council, intends to vigorously defend the City's position and is of the opinion that the ultimate resolution of these matters will not have a material adverse effect on the basic financial statements of the City.

b. Construction contracts

At year end, the City has open construction contracts. Work that has been completed but not yet paid for, are reflected as accounts payable and construction work in process. The uncompleted balance remaining on open contracts was approximately \$4,700,000 at June 30, 2005.

c. Other postemployment benefits

The City provides postretirement health and dental care benefits for certain retirees and their dependents. Retired employees may convert their sick leave balance toward the monthly health and dental insurance premium. The percentage of convertible hours varies depending upon a retiree's years of service. Employees with 5 to 9 years of service are eligible to convert 40 percent of their sick leave hours; employees with 10 to 14 years of service are eligible to convert 50 percent of their sick leave hours; employees with 15 to 19 years of service are eligible to convert 60 percent of their sick leave hours; employees with 20 or more years of service are eligible to convert 70 percent of their sick leave hours. The government's regular health and dental care benefit providers underwrite the retiree's policies. As of year end, there were 10 employees receiving benefits under this program. The government finances the plan on a pay-as-you-go basis.

CITY OF WEST JORDAN
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2005

NOTE 16

Expenditures Exceeding Appropriations

Parks and recreation expenditures in the Western Stampede Special Revenue Fund by \$5,475 and Fairway Estates Special Revenue Fund exceeded appropriations by \$18. Interest and fiscal charges in the Redevelopment Agency exceeded appropriates by \$11,599. Transfers out of the Parks Capital Improvement Fund exceeded appropriations by \$712. Interest and fiscal charges in the Municipal Building Authority exceeded appropriations by \$350. Capital outlay in the Roads Capital Improvements Fund exceeded appropriations by \$136,394. While the City has a policy of strictly monitoring expenditures to ensure compliance with budgetary appropriations, the over expenditures detailed above are minimal, with the exception of the capital outlay. The City will monitor capital outlay closely in the future to ensure compliance with budgetary appropriations.

NOTE 17

Prior Period Adjustment

Governmental Funds Fund Balance

In prior years, the City entered into two agreements with the Redevelopment Agency (RDA) whereby the RDA would reimburse the City for certain real property it had acquired. The interfund notes payable and receivable had never been recorded on the financial statements, resulting in an overstatement of the RDA fund balance of \$1,266,466 and an understatement of the fund balances in the General Fund and the Road Capital Improvement Fund of \$517,440 and \$749,026, respectively. Beginning fund balance in all three of these funds has been adjusted to reflect the change necessary to record the interfund notes.

Government Wide Net Assets

Because of the prior period adjustment only applied to governmental funds, there was no net effect on the beginning net assets.

NOTE 18

Deficit Fund Balance

The Western Stampede Fund has a deficit fund balance of \$31,427. The City is committed to making the Western Stampede an enjoyable event for its citizens. In order to correct the deficit fund balance in the Western Stampede fund, the City may elect to increase the operating transfer from the General Fund in the coming fiscal year.

COMBINING FINANCIAL STATEMENTS
NONMAJOR GOVERNMENTAL FUNDS

Special Revenue Funds

Special Revenue Funds are used to account for specific revenues that are legally restricted to expenditures for particular purposes.

Western Stampede Fund - This fund is used to account for the activities associated with the annual July 4th celebration.

Fairway Estates Special Service District - This fund is used to develop and maintain recreation areas within the Fairway Estates subdivision.

Capital Projects Funds

Capital Projects Funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds.

Municipal Building Authority - This fund is used to gain financing and construct facilities such as new buildings.

Capital Support Fund-This fund is used to account for bond proceeds and sales tax revenue and also debt service for capital expansion.

Road Capital Improvement Fund-This fund is used to collect road impact fees and construct or improve road infrastructure.

Storm Capital Improvement Fund-This fund is used to collect storm impact fees and construct or improve storm sewer infrastructure.

Community Development Block Grant-This fund is used to account for programs funded by Community Development Block Grant funds.

Capital Improvement Fund-In prior fiscal years, this fund reported all capital improvements. In the current fiscal year, capital improvements have been allocated to individual improvements funds and this fund will be phased out.

CITY OF WEST JORDAN
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2005

	Special Revenue Funds			Capital Projects Funds						Total Nonmajor Governmental Funds	
	Western Stampede	Fairway Estates	Total	Municipal Building Authority	Capital Support Fund	Road Capital Improvement Fund	Storm Capital Improvement Fund	Community Development Block Grant	Capital Improvement Fund		Total
Assets											
Cash and cash equivalents	\$ -	2,592	\$ 2,592	\$ 795,926	\$ 4,658,037	\$ 126,976	\$ 3,070,305	\$ -	\$ -	\$ 8,651,244	\$ 8,653,836
Taxes receivable	-	136	136	-	1,057,968	-	-	-	-	1,057,968	1,058,104
Other receivable	-	-	-	-	-	-	-	-	-	-	-
Prepaid expenditures	141,956	-	141,956	-	-	-	-	-	-	-	141,956
Due from other funds	-	-	-	-	133,457	749,026	-	-	-	882,483	882,483
Due from other governments	-	-	-	-	-	-	-	967,355	-	967,355	967,355
Restricted assets-											
Cash and cash equivalents	-	-	-	793,005	1,465,688	428,460	1,759,401	-	-	4,446,554	4,446,554
Total assets	141,956	2,728	144,684	1,588,931	7,315,150	1,304,462	4,829,706	967,355	-	16,005,604	16,150,288
Liabilities and fund balance											
Liabilities:											
Accounts payable	64,513	1,056	65,569	-	-	106,139	115,946	47,311	-	269,396	334,965
Contracts payable	-	-	-	-	-	795,542	379,226	-	-	1,174,768	1,174,768
Payroll payable	-	-	-	-	-	-	-	2,879	-	2,879	2,879
Other payable	-	-	-	-	-	-	-	-	-	-	-
Deferred revenue	48,792	-	48,792	-	836,209	-	-	226,724	-	1,062,933	1,111,725
Due to other funds	60,078	-	60,078	-	-	-	-	133,457	-	133,457	193,535
Total liabilities	173,383	1,056	174,439	-	836,209	901,681	495,172	410,371	-	2,643,433	2,817,872
Fund balance:											
Reserved:											
For prepaid expenditures	141,956	-	141,956	-	-	-	-	-	-	-	141,956
For debt service	-	-	-	793,005	1,465,688	-	-	-	-	2,258,693	2,258,693
For fire impact	-	-	-	-	-	-	-	-	-	-	-
For road impact	-	-	-	-	-	428,460	-	-	-	428,460	428,460
For parks	-	-	-	-	-	-	-	-	-	-	-
For storm impact	-	-	-	-	-	-	1,759,401	-	-	1,759,401	1,759,401
Unreserved, undesignated	(173,383)	1,672	(171,711)	795,926	5,013,253	(25,679)	2,575,133	556,984	-	8,915,617	8,743,906
Total fund balances	(31,427)	1,672	(29,755)	1,588,931	6,478,941	402,781	4,334,534	556,984	-	13,362,171	13,332,416
Total liabilities and fund balances	\$ 141,956	\$ 2,728	\$ 144,684	\$ 1,588,931	\$ 7,315,150	\$ 1,304,462	\$ 4,829,706	\$ 967,355	\$ -	\$ 16,005,604	\$ 16,150,288

CITY OF WEST JORDAN
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
For the fiscal year ended June 30, 2005

	Special Revenue		Capital Projects Fund							Total Nonmajor Governmental Funds
	Western Stampede	Fairway Estates	Total	Municipal Building Authority	Capital Support	Road Capital Improvement Fund	Storm Capital Improvement Fund	Community Development Block Grant	Capital Improvement Fund	Total
Revenues:										
Taxes	\$ -	\$ 7,286	\$ 7,286	\$ -	\$ 2,705,875	\$ -	\$ -	\$ -	\$ -	\$ 2,705,875
Inter governmental										\$ 2,713,161
Charges for services	80,546	-	80,546	-	-	20,000	-	501,878	-	521,878
Impact fees	-	-	-	-	-	831,405	969,949	-	-	80,546
Interest	-	44	44	31,387	101,528	11,964	96,424	-	-	1,801,354
Miscellaneous	-	-	-	-	147,411	-	-	-	-	241,347
Total revenues	80,546	7,330	87,876	31,387	2,954,814	863,369	1,066,373	501,878	-	5,417,821
Expenditures										
Current:										
General government	-	-	-	-	175,597	-	-	-	-	175,597
Community development	-	-	-	-	-	-	-	281,936	-	281,936
Parks and recreation	143,975	7,268	151,243	-	-	-	-	-	-	151,243
Debt service:										
Principal payments	-	-	-	405,000	1,775,000	164,780	-	80,000	-	2,424,780
Interest and fiscal charges	-	-	-	304,588	883,885	55,220	-	139,942	-	1,383,635
Capital Outlay:										
Roads	-	-	-	-	-	1,636,394	-	-	-	1,636,394
Storm	-	-	-	-	-	-	292,335	-	-	292,335
Total expenditures	143,975	7,268	151,243	709,588	2,834,482	1,856,394	292,335	501,878	-	6,194,677
Excess (deficiency) of revenues over (under) expenditures	(63,429)	62	(63,367)	(678,201)	120,332	(993,025)	774,038	-	-	(840,223)
Other financing sources (uses):										
Bond proceeds	-	-	-	-	11,218,209	-	-	-	-	11,218,209
Transfers in	30,000	-	30,000	709,238	6,187,419	1,133,492	3,633,308	556,984	-	12,220,441
Transfers out	-	-	-	-	(11,047,019)	(486,712)	(72,812)	-	(12,616,563)	(24,223,106)
Total other financing sources (uses)	30,000	-	30,000	709,238	6,358,609	646,780	3,560,496	556,984	(12,616,563)	(784,456)
Net change in fund balance	(33,429)	62	(33,367)	31,037	6,478,941	(346,245)	4,334,534	556,984	(12,616,563)	(1,594,679)
Fund balance, beginning, as previously reported	2,002	1,610	3,612	1,557,894	-	-	-	-	12,616,563	14,174,457
Prior period adjustment	-	-	-	-	-	749,026	-	-	-	749,026
Fund balance, beginning, as restated	2,002	1,610	3,612	1,557,894	-	749,026	-	-	-	14,923,483
Fund balances, ending	(31,427)	1,672	(29,755)	1,588,931	6,478,941	402,781	4,334,534	556,984	(12,616,563)	13,362,171
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$

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**SCHEDULES OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE-BUDGET AND ACTUAL**

Special Revenue and Capital Projects Funds

CITY OF WEST JORDAN
Western Stampede Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
For the Year Ended June 30, 2005

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
Revenues:				
Charges for services	\$ 108,500	\$ 108,500	\$ 80,546	\$ (27,954)
Total revenues	<u>108,500</u>	<u>108,500</u>	<u>80,546</u>	<u>(27,954)</u>
Expenditures:				
Parks and recreation	<u>138,500</u>	<u>138,500</u>	<u>143,975</u>	<u>(5,475)</u>
Total expenditures	<u>138,500</u>	<u>138,500</u>	<u>143,975</u>	<u>(5,475)</u>
Excess of revenues over expenditures	<u>(30,000)</u>	<u>(30,000)</u>	<u>(63,429)</u>	<u>(33,429)</u>
Other financing sources:				
Transfers in	<u>30,000</u>	<u>30,000</u>	<u>30,000</u>	<u>-</u>
Total other financing sources:	<u>30,000</u>	<u>30,000</u>	<u>30,000</u>	<u>-</u>
Net change in fund balance	-	-	(33,429)	(33,429)
Fund balance-beginning	2,002	2,002	2,002	-
Fund balance-ending	<u>\$ 2,002</u>	<u>\$ 2,002</u>	<u>\$ (31,427)</u>	<u>\$ (33,429)</u>

CITY OF WEST JORDAN
Fairway Estates Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2005

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
Revenues:				
Taxes	\$ 7,250	\$ 7,250	\$ 7,286	\$ 36
Interest	-	-	44	44
Total revenues	<u>7,250</u>	<u>7,250</u>	<u>7,330</u>	<u>(80)</u>
Expenditures:				
Parks and recreation	<u>7,250</u>	<u>7,250</u>	<u>7,268</u>	<u>(18)</u>
Total expenditures	<u>7,250</u>	<u>7,250</u>	<u>7,268</u>	<u>(18)</u>
Excess of revenues over expenditures	-	-	62	62
Net change in fund balance	-	-	62	62
Fund balance-beginning	<u>1,610</u>	<u>1,610</u>	<u>1,610</u>	-
Fund balance-ending	<u>\$ 1,610</u>	<u>\$ 1,610</u>	<u>\$ 1,672</u>	<u>\$ 62</u>

CITY OF WEST JORDAN
Capital Improvement Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2005

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
Revenues:				
Miscellaneous	\$ -	\$ -	\$ -	-
Total revenues	-	-	-	-
Expenditures:				
Current:				
Total expenditures	-	-	-	-
Excess of (deficiency) of revenues over (under) expenditures	-	-	-	-
Other financing sources (uses):				
Transfers in	-	-	-	-
Transfers out	-	(12,616,563)	(12,616,563)	-
Total other financing sources	-	(12,616,563)	(12,616,563)	-
Net change in fund balance	-	(12,616,563)	(12,616,563)	-
Fund balance-beginning	12,616,563	12,616,563	12,616,563	-
Fund balance-ending	\$ 12,616,563	\$ -	\$ -	-

CITY OF WEST JORDAN
Municipal Building Authority
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2005

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
Revenues:				
Interest	\$ 18,000	\$ 18,000	\$ 31,387	\$ 13,387
Total revenues	<u>18,000</u>	<u>18,000</u>	<u>31,387</u>	<u>13,387</u>
Expenditures:				
Debt service:				
Principal payments	405,000	405,000	405,000	-
Interest and fiscal charges	<u>304,238</u>	<u>304,238</u>	<u>304,588</u>	<u>(350)</u>
Total expenditures	<u>709,238</u>	<u>709,238</u>	<u>709,588</u>	<u>(350)</u>
Excess of (deficiency) of revenues over (under) expenditures	<u>(691,238)</u>	<u>(691,238)</u>	<u>(678,201)</u>	<u>13,037</u>
Other financing sources (uses):				
Transfers in	<u>709,238</u>	<u>709,238</u>	<u>709,238</u>	<u>-</u>
Total other financing sources	<u>709,238</u>	<u>709,238</u>	<u>709,238</u>	<u>-</u>
Net change in fund balance	18,000	18,000	31,037	13,037
Fund balance-beginning	<u>1,557,894</u>	<u>1,557,894</u>	<u>1,557,894</u>	<u>-</u>
Fund balance-ending	<u>\$ 1,575,894</u>	<u>\$ 1,575,894</u>	<u>\$ 1,588,931</u>	<u>\$ 13,037</u>

CITY OF WEST JORDAN
Capital Support Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2005

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
Revenues:				
Taxes	\$ 2,705,875	\$ 2,705,875	\$ 2,705,875	\$ -
Interest	-	-	101,528	101,528
Miscellaneous	-	-	147,411	147,411
Total revenues	<u>2,705,875</u>	<u>2,705,875</u>	<u>2,954,814</u>	<u>248,939</u>
Expenditures:				
Current:				
General government	755,500	455,500	175,597	279,903
Debt service:				
Principal payments	1,775,000	1,775,000	1,775,000	-
Interest and fiscal charges	895,375	895,375	883,885	11,490
Total expenditures	<u>3,425,875</u>	<u>3,125,875</u>	<u>2,834,482</u>	<u>291,393</u>
Excess of (deficiency) of revenues over (under) expenditures	<u>(720,000)</u>	<u>(420,000)</u>	<u>120,332</u>	<u>540,332</u>
Other financing sources (uses):				
Bond proceeds	10,920,000	11,218,209	11,218,209	-
Transfers in	-	-	6,187,419	6,187,419
Transfers out	<u>(10,500,000)</u>	<u>(10,798,209)</u>	<u>(11,047,019)</u>	<u>(248,810)</u>
Total other financing sources	<u>420,000</u>	<u>420,000</u>	<u>6,358,609</u>	<u>5,938,609</u>
Net change in fund balance	(300,000)	-	6,478,941	6,478,941
Fund balance-beginning	-	-	-	-
Fund balance-ending	<u>\$ (300,000)</u>	<u>\$ -</u>	<u>\$ 6,478,941</u>	<u>\$ 6,478,941</u>

CITY OF WEST JORDAN
Road Capital Improvement Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2005

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
Revenues:				
Impact fees	\$ 1,902,195	\$ 1,902,195	\$ 831,405	\$ (1,070,790)
Interest	10,000	10,000	11,964	1,964
Intergovernmental	-	-	20,000	20,000
Total revenues	<u>1,912,195</u>	<u>1,912,195</u>	<u>863,369</u>	<u>(1,048,826)</u>
Expenditures:				
Debt service:				
Principal payments	164,780	164,780	164,780	-
Interest and fiscal charges	55,220	55,220	55,220	-
Capital Outlay:				
Roads	<u>1,500,000</u>	<u>1,500,000</u>	<u>1,636,394</u>	<u>(136,394)</u>
Total expenditures	<u>1,720,000</u>	<u>1,720,000</u>	<u>1,856,394</u>	<u>(136,394)</u>
Excess of (deficiency) of revenues over (under) expenditures	<u>192,195</u>	<u>192,195</u>	<u>(993,025)</u>	<u>(1,185,220)</u>
Other financing sources (uses):				
Transfers in	1,634,677	1,634,677	1,133,492	(501,185)
Transfers out	<u>(486,712)</u>	<u>(486,712)</u>	<u>(486,712)</u>	<u>-</u>
Total other financing sources	<u>1,147,965</u>	<u>1,147,965</u>	<u>646,780</u>	<u>(501,185)</u>
Net change in fund balance	<u>1,340,160</u>	<u>1,340,160</u>	<u>(346,245)</u>	<u>(1,686,405)</u>
Fund balance-beginning, as previously reported	-	-	-	-
Prior period adjustment	-	-	749,026	749,026
Fund balance-beginning, as restated	-	-	749,026	749,026
Fund balance-ending	<u>\$ 1,340,160</u>	<u>\$ 1,340,160</u>	<u>\$ 402,781</u>	<u>\$ (1,686,405)</u>

CITY OF WEST JORDAN
Parks Capital Improvement Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2005

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
Revenues:				
Impact fees	\$ 1,572,863	\$ 1,572,863	\$ 1,523,364	\$ (49,499)
Interest	-	-	167,560	167,560
Miscellaneous	-	-	3,000	3,000
Total revenues	<u>1,572,863</u>	<u>1,572,863</u>	<u>1,693,924</u>	<u>121,061</u>
Expenditures:				
Capital Outlay:				
Parks	5,159,050	9,189,828	4,568,163	4,621,665
Total expenditures	<u>5,159,050</u>	<u>9,189,828</u>	<u>4,568,163</u>	<u>4,621,665</u>
Excess of (deficiency) of revenues over (under) expenditures	<u>(3,586,187)</u>	<u>(7,616,965)</u>	<u>(2,874,239)</u>	<u>4,742,726</u>
Other financing sources (uses):				
Transfers in	4,000,000	4,000,000	7,943,398	3,943,398
Transfers out	-	-	(71,901)	(71,901)
Total other financing sources	<u>4,000,000</u>	<u>4,000,000</u>	<u>7,871,497</u>	<u>3,871,497</u>
Net change in fund balance	413,813	(3,616,965)	4,997,258	8,614,223
Fund balance-beginning	-	-	-	-
Fund balance-ending	<u>\$ 413,813</u>	<u>\$ (3,616,965)</u>	<u>\$ 4,997,258</u>	<u>\$ 8,614,223</u>

CITY OF WEST JORDAN
Storm Capital Improvement Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2005

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget -
				Positive
				(Negative)
Revenues:				
Impact fees	\$ 1,503,675	\$ 1,503,675	\$ 969,949	\$ (533,726)
Interest	-	-	96,424	96,424
Total revenues	<u>1,503,675</u>	<u>1,503,675</u>	<u>1,066,373</u>	<u>(437,302)</u>
Expenditures:				
Capital Outlay:				
Storm	5,050,000	4,406,463	292,335	4,114,128
Total expenditures	<u>5,050,000</u>	<u>4,406,463</u>	<u>292,335</u>	<u>4,114,128</u>
Excess of (deficiency) of revenues over (under) expenditures	<u>(3,546,325)</u>	<u>(2,902,788)</u>	<u>774,038</u>	<u>3,676,826</u>
Other financing sources (uses):				
Transfers in	-	-	3,633,308	3,633,308
Transfers out	-	(72,812)	(72,812)	-
Total other financing sources	<u>-</u>	<u>(72,812)</u>	<u>3,560,496</u>	<u>3,633,308</u>
Net change in fund balance	(3,546,325)	(2,975,600)	4,334,534	7,310,134
Fund balance-beginning	-	-	-	-
Fund balance-ending	<u>\$ (3,546,325)</u>	<u>\$ (2,975,600)</u>	<u>\$ 4,334,534</u>	<u>\$ 7,310,134</u>

CITY OF WEST JORDAN
Buildings Capital Improvement Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2005

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
Revenues:				
Impact fees	\$ 400,500	\$ 400,500	\$ 379,438	\$ (21,062)
Interest	-	-	125,769	125,769
Miscellaneous	-	-	555	555
Total revenues	<u>400,500</u>	<u>400,500</u>	<u>505,762</u>	<u>105,262</u>
Expenditures:				
Debt service:				
Principal payments	266,000	266,000	-	266,000
Capital Outlay:				
Buildings	<u>6,500,000</u>	<u>6,999,635</u>	<u>5,581,531</u>	<u>1,418,104</u>
Total expenditures	<u>6,766,000</u>	<u>7,265,635</u>	<u>5,581,531</u>	<u>1,684,104</u>
Excess of (deficiency) of revenues over (under) expenditures	<u>(6,365,500)</u>	<u>(6,865,135)</u>	<u>(5,075,769)</u>	<u>1,789,366</u>
Other financing sources (uses):				
Transfers in	6,500,000	6,798,209	7,047,019	248,810
Transfers out	-	(58,574)	(348,304)	(289,730)
Total other financing sources	<u>6,500,000</u>	<u>6,739,635</u>	<u>6,698,715</u>	<u>(40,920)</u>
Net change in fund balance	134,500	(125,500)	1,622,946	1,748,446
Fund balance-beginning	-	-	-	-
Fund balance-ending	<u>\$ 134,500</u>	<u>\$ (125,500)</u>	<u>\$ 1,622,946</u>	<u>\$ 1,748,446</u>

CITY OF WEST JORDAN
Community Development Block Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2005

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
Revenues:				
Intergovernmental	\$ 846,220	\$ 846,220	\$ 501,878	\$ (344,342)
Total revenues	<u>846,220</u>	<u>846,220</u>	<u>501,878</u>	<u>(344,342)</u>
Expenditures:				
Current:				
Community development	626,277	626,277	281,936	344,341
Debt service:				
Principal payments	80,000	80,000	80,000	-
Interest and fiscal charges	139,943	139,943	139,942	1
Total expenditures	<u>846,220</u>	<u>846,220</u>	<u>501,878</u>	<u>344,342</u>
Excess of (deficiency) of revenues over (under) expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Other financing sources (uses):				
Transfers in	-	-	556,984	556,984
Total other financing sources	<u>-</u>	<u>-</u>	<u>556,984</u>	<u>556,984</u>
Net change in fund balance	-	-	556,984	556,984
Fund balance-beginning	-	-	-	-
Fund balance-ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 556,984</u>	<u>\$ 556,984</u>

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SUPPLEMENTARY INDIVIDUAL FUND FINANCIAL SCHEDULES

General Fund

These supplementary schedules are included to provide management additional information for financial analysis.

CITY OF WEST JORDAN
General Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
For the Year Ended June 30, 2005

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final	Amounts	
Revenues:				
Taxes	\$ 21,961,057	21,961,057	23,108,622	\$ 1,147,565
Licenses and permits	2,085,500	2,085,500	1,977,626	(107,874)
Intergovernmental	2,914,984	3,490,498	3,048,958	(441,540)
Charges for services	2,066,411	2,066,411	2,098,330	31,919
Fines and forfeitures	1,883,400	1,883,400	1,838,734	(44,666)
Interest income	141,750	141,750	319,107	177,357
Miscellaneous	112,000	112,000	194,505	82,505
Total revenues	<u>31,165,102</u>	<u>31,740,616</u>	<u>32,585,882</u>	<u>845,266</u>
Expenditures:				
General government:				
Mayor & city council	247,025	247,025	234,992	12,033
Boards & commissions	137,152	145,152	138,517	6,635
Court	669,383	669,383	605,702	63,681
City manager	450,801	547,240	547,658	(418)
Support services	307,448	257,710	254,957	2,753
Management information systems	939,702	945,657	855,132	90,525
Facilities	646,618	654,675	634,567	20,108
Human resources	281,407	281,407	281,490	(83)
Accounting	688,203	715,363	662,473	52,890
Utility billing	541,598	541,598	498,229	43,369
Treasury	272,014	273,734	260,757	12,977
Recorder	204,752	204,752	194,168	10,584
Attorney	1,763,348	1,763,348	1,293,023	470,325
Nondepartmental	856,284	866,804	629,691	237,113
Total general government	<u>8,005,735</u>	<u>8,113,848</u>	<u>7,091,356</u>	<u>1,022,492</u>
Community development:				
Planning & zoning	742,006	753,862	712,549	41,313
Economic development	110,133	110,133	42,628	67,505
Building safety	942,899	942,899	820,862	122,037
Total community development	<u>1,795,038</u>	<u>1,806,894</u>	<u>1,576,039</u>	<u>230,855</u>
Police:				
Support services	4,548,154	4,587,632	4,525,270	62,362
Line services	6,286,238	6,459,637	6,046,669	412,968
Animal control	274,064	274,064	273,514	550
Total police	<u>11,108,456</u>	<u>11,321,333</u>	<u>10,845,453</u>	<u>475,880</u>
Fire	<u>6,905,563</u>	<u>7,310,878</u>	<u>7,169,471</u>	<u>141,407</u>
Public works:				
Public works administration	283,623	286,203	274,245	11,958
Engineering	1,647,455	1,683,463	1,663,080	20,383
Streets	2,084,870	2,124,870	2,079,037	45,833
C road projects	815,000	1,804,660	499,032	1,305,628
Total public works	<u>4,830,948</u>	<u>5,899,196</u>	<u>4,515,394</u>	<u>1,383,802</u>
Parks and recreation:				
Parks	1,499,354	1,499,354	1,277,010	222,344
Cemeteries	104,951	104,951	97,467	7,484
Total parks and recreation	<u>1,604,305</u>	<u>1,604,305</u>	<u>1,374,477</u>	<u>229,828</u>
Debt service:				
Principal	260,220	260,220	260,220	-
Interest	89,780	89,780	87,193	2,587
Capital lease payments - principal	147,110	147,110	147,110	-
Capital lease payments - interest	3,869	3,869	3,869	-
Total debt service	<u>500,979</u>	<u>500,979</u>	<u>498,392</u>	<u>2,587</u>
Total expenditures	<u>34,751,024</u>	<u>36,557,433</u>	<u>33,070,582</u>	<u>3,486,851</u>
Excess of revenues over expenditures	<u>(3,585,922)</u>	<u>(4,816,817)</u>	<u>(484,700)</u>	<u>4,332,117</u>
Other financing sources (uses):				
Transfers in	4,369,815	4,369,815	4,384,250	14,435
Transfers out	(2,385,915)	(4,185,915)	(3,344,738)	841,177
Total other financing sources (uses):	<u>1,983,900</u>	<u>183,900</u>	<u>1,039,512</u>	<u>855,612</u>
Net change in fund balance	<u>(1,602,022)</u>	<u>(4,632,917)</u>	<u>554,812</u>	<u>5,187,729</u>
Fund balance-beginning, as previously reported	12,049,884	12,049,884	12,049,884	-
Prior period adjustment	-	-	517,440	517,440
Fund balance-beginning, as restated	<u>12,049,884</u>	<u>12,049,884</u>	<u>12,567,324</u>	<u>517,440</u>
Fund balance-ending	<u>\$ 10,447,862</u>	<u>\$ 7,416,967</u>	<u>\$ 13,122,136</u>	<u>\$ 5,705,169</u>

COMBINING FINANCIAL STATEMENTS

INTERNAL SERVICE FUNDS

Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the City and to other government units.

Fleet Operations Fund - This fund is used to account for the costs of operating a maintenance facility for automotive equipment used by other City departments. A service fee is charged to the other departments monthly.

Risk Management - This fund is used to account for the costs of workers compensation coverage, unemployment and claims made against the City. Monies are accumulated in this fund to pay premiums for liability and property damage insurance and other claims. The City participates in the Utah Risk Management Mutual Association for its liability and property damage insurance and is responsible for annual premiums as well as 100% of losses above the deductible in an amount equal to 20% of all net loss payments made during the previous five years on behalf of the City.

CITY OF WEST JORDAN
Internal Service Funds
Combining Statement of Net Assets
June 30, 2005

	<u>Fleet Operations</u>	<u>Risk Management</u>	<u>Total</u>
<u>Assets</u>			
Current assets:			
Cash and cash equivalents	\$ 6,538,877	\$ 1,161,929	\$ 7,700,806
Inventory	66,737	-	66,737
Total current assets	<u>6,605,614</u>	<u>1,161,929</u>	<u>7,767,543</u>
Noncurrent assets:			
Capital assets:			
Machinery and equipment	9,965,658	-	9,965,658
Less accumulated depreciation	<u>(7,634,326)</u>	<u>-</u>	<u>(7,634,326)</u>
Total noncurrent assets	<u>2,331,332</u>	<u>-</u>	<u>2,331,332</u>
Total assets	<u>8,936,946</u>	<u>1,161,929</u>	<u>10,098,875</u>
Current liabilities:			
Accounts payable	114,440	18,264	132,704
Payroll payable	23,867	-	23,867
Compensated absences	19,213	-	19,213
Current portion capital lease payable	29,381	-	29,381
Other accrued payables	<u>-</u>	<u>523,689</u>	<u>523,689</u>
Total current liabilities	<u>186,901</u>	<u>541,953</u>	<u>728,854</u>
Non-current liabilities:			
Compensated absences	16,801	-	16,801
Capital lease payable	<u>49,043</u>	<u>-</u>	<u>49,043</u>
Total noncurrent liabilities	<u>65,844</u>	<u>-</u>	<u>65,844</u>
Total liabilities	<u>252,745</u>	<u>541,953</u>	<u>794,698</u>
Net assets			
Invested in capital assets, net of related debt	2,252,908	-	2,252,908
Unrestricted	<u>6,431,293</u>	<u>619,976</u>	<u>7,051,269</u>
Total net assets	<u>\$ 8,684,201</u>	<u>\$ 619,976</u>	<u>\$ 9,304,177</u>

CITY OF WEST JORDAN
Internal Service Funds
Combining Statement of Revenues, Expenses and Changes in Net Assets
For the fiscal year ended June 30, 2005

	<u>Fleet Operations</u>	<u>Risk Management</u>	<u>Total</u>
Operating revenues:			
Charges for services-internal	\$ 2,180,057	\$ 465,172	\$ 2,645,229
Operating expenses:			
Depreciation	693,220	-	693,220
Salaries and benefits	474,932	-	474,932
Professional and technical	3,278	269,704	272,982
Supplies and maintenance	745,304	-	745,304
Total operating expenses	<u>1,916,734</u>	<u>269,704</u>	<u>2,186,438</u>
Operating income	<u>263,323</u>	<u>195,468</u>	<u>458,791</u>
Nonoperating revenues (expenses):			
Interest earnings	137,529	1,892	139,421
Interest expense	(3,836)	-	(3,836)
Gain (loss) on disposal of equipment	(26,550)	-	(26,550)
Total nonoperating revenues	<u>107,143</u>	<u>1,892</u>	<u>109,035</u>
Income before transfers	370,466	197,360	567,826
Transfers in	59,809	-	59,809
Transfers out	<u>(47,294)</u>	<u>-</u>	<u>(47,294)</u>
Changes in net assets	382,981	197,360	580,341
Net assets, beginning	<u>8,301,220</u>	<u>422,616</u>	<u>8,723,836</u>
Net assets, ending	<u>\$ 8,684,201</u>	<u>\$ 619,976</u>	<u>\$ 9,304,177</u>

CITY OF WEST JORDAN
Internal Service Funds
Combining Statement of Cash Flows
For the fiscal year ended June 30, 2005

	<u>Fleet Operations</u>	<u>Risk Management</u>	<u>Total</u>
Increase in cash and cash equivalents			
Cash flows from operating activities:			
Cash received from quasi-external transactions	\$ 2,180,057	\$ 465,172	\$ 2,645,229
Cash payments for goods/services	(694,406)	(228,835)	(923,241)
Cash payments to employees	(474,791)	-	(474,791)
	<u>1,010,860</u>	<u>236,337</u>	<u>1,247,197</u>
Cash flows from noncapital financing activities:			
Transfers out	(47,294)	-	(47,294)
Transfers in	59,809	-	59,809
	<u>12,515</u>	<u>-</u>	<u>12,515</u>
Cash flows from capital and related financing activities:			
Acquisition of capital assets	(697,315)	-	(697,315)
Payments made on capital leases	(28,205)	-	(28,205)
Interest paid on capital leases	(3,836)	-	(3,836)
Proceeds from sale of capital assets	47,884	-	47,884
	<u>(681,472)</u>	<u>-</u>	<u>(681,472)</u>
Cash flows from investing activities:			
Interest on investments	137,529	1,892	139,421
	<u>137,529</u>	<u>1,892</u>	<u>139,421</u>
Net increase in cash and cash equivalents	479,432	238,229	717,661
Beginning cash and cash equivalents	6,059,445	923,700	6,983,145
Ending cash and cash equivalents	<u>\$ 6,538,877</u>	<u>\$ 1,161,929</u>	<u>\$ 7,700,806</u>

Statement continued on next page

CITY OF WEST JORDAN
Internal Service Funds
Combining Statement of Cash Flows (cont)
For the fiscal year ended June 30, 2005

	<u>Fleet Operations</u>	<u>Risk Management</u>	<u>Total</u>
Reconciliation of operating income to net cash provided by operating activities:			
Operating income	\$ 263,323	\$ 197,360	\$ 460,683
Adjustments to operating income:			
Depreciation	693,220	-	693,220
Change in assets and liabilities:			
Inventory	(8,745)	-	(8,745)
Accounts payable	62,921	(5,502)	57,419
Payroll payable	(1,388)	-	(1,388)
Other accrued payables	-	46,371	46,371
Compensated absences	<u>1,529</u>	<u>-</u>	<u>1,529</u>
Total adjustments to operating income	<u>747,537</u>	<u>40,869</u>	<u>788,406</u>
Net cash provided by operating activities	<u>\$ 1,010,860</u>	<u>\$ 238,229</u>	<u>\$ 1,249,089</u>

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Schedule 1
CITY OF WEST JORDAN
Net Assets by Component
Last Three Fiscal Years
(accrual basis of accounting)

	Fiscal Year		
	2003	2004	2005
Governmental activities			
Invested in capital assets, net of related debt	\$ 234,412,518	\$ 240,135,688	\$ 248,602,336
Restricted	5,695,208	7,265,197	10,421,928
Unrestricted	33,258,754	34,740,396	31,220,835
Total governmental activities net assets	273,366,480	282,141,281	290,245,099
Business-type activities			
Invested in capital assets, net of related debt	69,287,844	81,835,824	86,017,788
Restricted	400,321	3,965,664	8,346,960
Unrestricted	25,350,504	20,609,632	21,958,590
Total business-type activities net assets	95,038,669	106,411,120	116,323,338
Primary government			
Invested in capital assets, net of related debt	303,700,362	321,971,512	334,620,124
Restricted	6,095,529	11,230,861	18,768,888
Unrestricted	58,609,258	55,350,028	53,179,425
Total primary government net assets	\$ 368,405,149	\$ 388,552,401	\$ 406,568,437

Schedule 2
CITY OF WEST JORDAN
Changes in Net Assets
Last Three Fiscal Years
(accrual basis of accounting)

	Fiscal Year		
	2003	2004	2005
Expenses			
Governmental activities			
General government	\$ 5,114,827	\$ 4,578,769	\$ 7,268,095
Community development	1,851,575	2,284,598	2,162,474
Police	9,100,682	9,741,809	10,792,590
Fire	5,629,061	7,081,016	7,192,872
Public works	10,211,767	11,180,441	10,157,241
Parks and recreation	2,207,450	2,175,055	2,217,892
Interest on long-term debt	1,353,890	1,257,289	1,636,608
Total governmental activities	35,469,252	38,298,977	41,427,772
Business-type activities			
Water	8,199,704	9,837,122	8,925,550
Sewer	4,645,292	5,224,852	3,522,665
Solid waste	2,225,315	2,660,084	2,449,861
Total business-type activities	15,070,311	17,722,058	14,898,076
Total primary government expenses	\$ 50,539,563	\$ 56,021,035	\$ 56,325,848
Program Revenues			
Governmental activities			
Charges for services			
General government	\$ 1,692,327	\$ 2,074,621	\$ 2,102,427
Community development	2,022,160	3,047,506	2,129,639
Police	91,109	364,893	242,823
Fire	556,080	1,010,853	908,920
Public works	455,769	3,434,542	2,590,112
Parks and recreation	205,634	2,378,810	1,725,471
Operating grants and contributions	900,802	830,090	1,224,145
Capital grants and contributions	30,819,544	5,912,065	7,634,957
Total governmental activities	36,743,425	19,053,380	18,558,494
Business-type activities			
Charges for services			
Water	8,268,126	12,453,320	12,287,321
Sewer	4,045,415	6,544,882	6,588,050
Solid waste	2,611,483	3,181,828	3,421,375
Operating grants and contributions	-	-	-
Capital grants and contributions	4,188,463	6,832,403	5,102,505
Total business-type activities	19,113,487	29,012,433	27,399,251
Total primary government program revenues	\$ 55,856,912	\$ 48,065,813	\$ 45,957,745

Schedule 2
CITY OF WEST JORDAN
Changes in Net Assets (continued)
Last Three Fiscal Years
(accrual basis of accounting)

	Fiscal Year		
	2003	2004	2005
Net (Expense)/Revenue			
Governmental activities	\$ 1,274,173	\$ (19,245,597)	\$ (22,869,278)
Business-type activities	4,043,176	11,290,375	12,501,175
Total primary government net (expense)/revenue	<u>\$ 5,317,349</u>	<u>\$ (7,955,222)</u>	<u>\$ (10,368,103)</u>
General Revenues and Other Changes in Net Assets			
Governmental activities			
Taxes			
Property taxes	\$ 9,014,489	\$ 8,257,155	\$ 8,545,487
Tax increments for redevelopment agency	1,927,527	1,864,268	1,001,561
Sales taxes	10,422,430	11,406,021	12,329,909
Franchise taxes	2,910,135	3,398,841	3,793,487
Fee-in-lieu of property taxes	938,140	909,928	1,024,886
Impact fees	4,893,627	-	-
Earnings on investments	588,437	482,850	1,029,396
Miscellaneous	406,400	1,664,569	345,471
Transfers	(300,000)	36,766	2,902,899
Total governmental activities	<u>30,801,185</u>	<u>28,020,398</u>	<u>30,973,096</u>
Business-type activities			
Impact fees	2,522,059	-	-
Earnings on investments	112,845	118,841	313,942
Transfers	300,000	(36,766)	(2,902,899)
Total business-type activities	<u>2,934,904</u>	<u>82,075</u>	<u>(2,588,957)</u>
Total primary government	<u>\$ 33,736,089</u>	<u>\$ 28,102,473</u>	<u>\$ 28,384,139</u>
Change in Net Assets			
Governmental activities	\$ 32,075,358	\$ 8,774,801	\$ 8,103,818
Business-type activities	6,978,080	11,372,450	9,912,218
Total primary government	<u>\$ 39,053,438</u>	<u>\$ 20,147,251</u>	<u>\$ 18,016,036</u>

Schedule 3
CITY OF WEST JORDAN
Fund Balances, Governmental Funds
Last Three Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year		
	2003	2004	2005
General Fund			
Reserved	\$ 4,338,551	\$ 4,093,173	\$ 4,904,561
Unreserved	5,994,981	7,956,711	8,217,575
Total general fund	10,333,532	12,049,884	13,122,136
All Other Governmental Funds			
Reserved	10,408,268	9,541,976	11,368,844
Unreserved, reported in:			
Capital projects funds	3,509,318	4,846,143	8,856,990
Special revenue funds	1,456,330	1,355,916	(245,141)
Total all other governmental funds	15,373,916	15,744,035	19,980,693
Total governmental funds	\$ 25,707,448	\$ 27,793,919	\$ 33,102,829

Schedule 4
CITY OF WEST JORDAN
Changes in Fund Balances, Governmental Funds
Last Three Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year		
	2003	2004	2005
Revenues			
Taxes	\$ 22,967,051	\$ 24,911,029	\$ 26,823,344
Licenses and permits	1,923,378	2,777,196	1,977,626
Intergovernmental	4,079,779	4,123,786	3,570,836
Charges for services	3,195,167	3,919,569	2,178,876
Fines and forfeitures	1,442,294	1,822,690	1,838,734
Impact fees	4,893,627	5,512,123	3,704,156
Interest	492,384	403,806	889,975
Donations	75,000	-	-
Miscellaneous	129,925	396,862	345,471
Total revenues	39,198,605	43,867,061	41,329,018
Expenditures			
General government	5,903,391	6,382,793	7,266,953
Community development	1,778,198	2,269,901	2,210,631
Police	8,962,448	9,608,342	10,845,453
Fire	5,514,809	6,614,197	7,169,471
Public works	5,088,531	5,572,241	4,515,394
Parks and recreation	1,664,256	1,565,423	1,525,720
Debt Service			
Principal	2,674,449	3,634,301	2,997,110
Interest	1,297,503	1,196,199	1,519,546
Capital outlay	4,629,343	7,873,749	12,078,423
Total expenditures	37,512,928	44,717,146	50,128,701
Excess (deficiency) of revenues over (under) expenditures	1,685,677	(850,085)	(8,799,683)
Other Financing Sources (Uses)			
Issuance of bonds	-	1,000,000	11,218,209
Sale of land	122,698	2,012,953	-
Transfers in	2,103,972	1,861,671	31,625,108
Transfers out	(2,291,175)	(1,938,068)	(28,734,724)
Total other financing sources (uses)	(64,505)	2,936,556	14,108,593
Net change in fund balances	\$ 1,621,172	\$ 2,086,471	\$ 5,308,910
Debt service as a percentage of noncapital expenditures	12.2%	13.2%	12.0%

Note: Noncapital expenditures are total expenditures less capital outlay and expenditures for capitalized assets included within the functional expenditure categories.

Schedule 5
CITY OF WEST JORDAN
Tax Revenues by Source, Governmental Funds
Last Ten Fiscal Years

Fiscal Year	Property Tax (1)	Motor Vehicle Fee-in-lieu of Property Tax	Sales Tax	Franchise Tax	Total
1996	\$ 2,781,036	\$ 303,264	\$ 5,098,953	\$ 1,421,668	\$ 9,604,921
1997	3,250,199	387,942	6,496,655	1,614,113	11,748,909
1998	3,386,455	563,350	6,075,692	1,911,240	11,936,737
1999	3,736,559	616,623	6,743,350	1,893,352	12,989,884
2000	4,014,328	545,800	7,752,399	1,943,231	14,255,758
2001	4,884,985	600,006	9,225,689	2,607,900	17,318,580
2002	6,494,924	808,441	10,530,861	3,244,274	21,078,500
2003	8,696,346	938,140	10,422,430	2,910,135	22,967,051
2004	9,196,239	909,928	11,406,021	3,398,841	24,911,029
2005	9,675,062	1,024,886	12,329,909	3,793,487	26,823,344
Growth					
1996-2005	247.9%	238.0%	141.8%	166.8%	179.3%

Note: As part of the implementation of GASB 34 in 2003, the redevelopment agency is included with the governmental funds.

(1) Includes penalties and interest.

Schedule 6
CITY OF WEST JORDAN
Direct Taxable Sales by Category
Last Six Calendar Years

Calendar Year	Category				Total	City Direct Sales Tax Rate
	Retail	Services	Business Equipment & Utilities	Other		
1999	\$ 366,306,244	\$ 35,120,184	\$ 95,300,957	\$ 33,854,185	\$ 530,581,570	1.000 %
2000	441,362,445	45,766,958	115,732,778	31,838,347	634,700,528	1.000
2001	499,779,073	53,013,987	96,822,383	35,538,938	685,154,381	1.000
2002	645,256,966	56,953,637	111,821,493	28,726,768	842,758,864	1.000
2003	721,372,070	59,432,966	127,965,982	66,052,345	974,823,363	1.000
2004	779,610,890	65,804,244	138,978,445	44,577,138	1,028,970,717	1.000

Source: Utah State Tax Commission

Schedule 7
CITY OF WEST JORDAN
Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

Fiscal Year	Primary Residential Property	Other Property	Less: Adjustments	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Value (1)	Assessed Value as a Percentage of Actual Value
1996	N/A	N/A	N/A	\$ 1,255,723,451	0.002346	\$ 1,793,890,644	70.00 %
1997	N/A	N/A	N/A	1,455,378,195	0.002277	2,079,111,707	70.00
1998	N/A	N/A	N/A	1,539,816,473	0.002143	2,199,737,819	70.00
1999	N/A	N/A	N/A	1,607,515,782	0.002150	2,296,451,118	70.00
2000	N/A	N/A	N/A	1,753,573,920	0.002198	2,505,105,600	70.00
2001	N/A	N/A	N/A	2,036,053,281	0.002296	2,908,647,544	70.00
2002	N/A	N/A	N/A	2,407,894,022	0.002483	3,929,972,290	61.27
2003	N/A	N/A	N/A	2,647,019,329	0.002419	4,453,262,667	59.44
2004	\$ 1,913,727,274	\$ 1,089,015,730	\$ 265,116,877	2,737,626,127	0.002466	4,568,519,865	59.92
2005	2,077,650,682	1,175,997,080	218,199,952	3,035,447,810	0.002695	4,953,543,775	61.28

Note: Property in Salt Lake County is reassessed once every five years on average. The county assesses non-residential property at actual value and assesses residential property at 55 percent of actual value. Estimated actual value of residential property is calculated by dividing assessed value by 55 percent. Tax rates are per dollar of assessed value.

(1) Years preceding 2002 were based on estimated ratio of assessed to market value. Years 2002 and 2003 are estimated based on ratio of assessed to market value for the prior fiscal year. Years following 2003 are estimated based on ratio of assessed to market value for the current fiscal year.

N/A = Not available

Sources: Utah State Tax Commission; Salt Lake County Auditor's Office

Schedule 8
CITY OF WEST JORDAN
Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year	Total Tax Levy	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
1996	\$ 1,909,111	\$ -	- %	\$ -	\$ 1,911,785	100.14 %
1997	2,211,801	-	-	-	2,216,947	100.23
1998	3,378,547	-	-	-	3,360,662	99.47
1999	3,704,862	-	-	-	3,706,166	100.04
2000	4,013,369	-	-	-	3,992,483	99.48
2001	4,940,754	-	-	-	4,850,688	98.18
2002	6,537,928	-	-	-	6,466,754	98.91
2003	6,750,625	-	-	-	6,743,407	99.89
2004	7,387,101	7,044,284	95.36	178,250	7,222,534	97.77
2005	8,727,713	8,394,805	96.19	-	8,394,805	96.19

Note: Years preceding 2004 reflect total collections, including delinquent collections, relative to the tax levy. Year 2004 begins tracking collections by levy year as specified by GASB 44.

Source: Salt Lake County Treasurer

Schedule 9
CITY OF WEST JORDAN
Direct and Overlapping Sales Tax Rates
Last Six Fiscal Years

Fiscal Year	City Direct Rate (1)	Overlapping Rates				Total
		State of Utah	Salt Lake County	Mass Transit	Botanical, Cultural, Zoo	
2000	1.000 %	4.750 %	0.250 %	0.250 %	0.100 %	6.350 %
2001	1.000	4.750	0.250	0.500	0.100	6.600
2002	1.000	4.750	0.250	0.500	0.100	6.600
2003	1.000	4.750	0.250	0.500	0.100	6.600
2004	1.000	4.750	0.250	0.500	0.100	6.600
2005	1.000	4.750	0.250	0.500	0.100	6.600

Note: Overlapping rates are those of other governments and agencies that apply to taxable sales within the City.

(1) Of the total sales taxes assessed by municipalities within the state, 50 percent is distributed based on point of sale and 50 percent is pooled and distributed based on population.

Source: Utah State Tax Commission

Schedule 10
CITY OF WEST JORDAN
Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years

Fiscal Year	City Direct Rates (1)			Overlapping Rates			
	Operating	Debt Service	Total Direct	Salt Lake County	Jordan School District	Other	Total
1996	0.002346	0.000000	0.002346	0.004848	0.007262	0.000349	0.014805
1997	0.002277	0.000000	0.002277	0.004764	0.006392	0.000342	0.013775
1998	0.002413	0.000000	0.002413	0.004572	0.006504	0.000400	0.013889
1999	0.002150	0.000000	0.002150	0.003828	0.006561	0.000400	0.012939
2000	0.002198	0.000000	0.002198	0.003913	0.007582	0.000396	0.014089
2001	0.002296	0.000000	0.002296	0.003899	0.008845	0.000377	0.015417
2002	0.002483	0.000000	0.002483	0.003789	0.008424	0.000783	0.015479
2003	0.002419	0.000000	0.002419	0.003683	0.008344	0.000767	0.015213
2004	0.002466	0.000000	0.002466	0.003615	0.008366	0.000789	0.015236
2005	0.002420	0.000275	0.002695	0.003549	0.008856	0.000778	0.015878

Note: Overlapping rates are those of other governments and agencies that apply to property owners within the City. Tax rates are per dollar of assessed value.

(1) The City's certified property tax rate may be increased only by a majority vote of the city council, after holding one or more truth-in-taxation public hearings.

Source: Utah State Tax Commission

Schedule 11
CITY OF WEST JORDAN
Principal Sales Tax Payers
Current Year and One Year Ago

Taxpayer	2005			2004		
	Sales Tax (1)	Rank	Percentage of Total Sales Tax (1)	Sales Tax (1)	Rank	Percentage of Total Sales Tax (1)
Wal-Mart Stores	N/A	1	N/A	N/A	1	N/A
Sam's Club	N/A	2	N/A	N/A	2	N/A
Smith's	N/A	3	N/A	N/A	9	N/A
Stock Building Supply	N/A	4	N/A	N/A	3	N/A
BMC West	N/A	5	N/A	N/A	6	N/A
The Home Depot	N/A	6	N/A	N/A	4	N/A
Sears Roebuck	N/A	7	N/A	N/A	5	N/A
Lowe's	N/A	8	N/A	N/A	10	N/A
Target	N/A	9	N/A	N/A	8	N/A
Macey's	N/A	10	N/A	N/A	7	N/A
Total	<u>\$ 4,287,946</u>		<u>34.78 %</u>	<u>\$ 4,268,655</u>		<u>37.42 %</u>

(1) Sales tax information is considered proprietary and cannot be shown by individual payer, so the group is shown in the aggregate.

N/A = Not applicable

Source: Utah State Tax Commission

Schedule 12
CITY OF WEST JORDAN
Principal Property Tax Payers
Current Year and Nine Years Ago

Taxpayer	2005			1996		
	Assessed Valuation	Rank	Percentage of Total Assessed Valuation	Assessed Valuation	Rank	Percentage of Total Assessed Valuation
Jordan Landing LLC	\$ 97,426,200	1	3.21 %	\$ -	-	- %
Jordan Valley Hospital	34,877,300	2	1.15	16,764,500	1	1.34
Willowcove General LLC	19,619,875	3	0.65	-	-	-
Mtn America Credit Union	19,252,800	4	0.63	-	-	-
WRI West Jordan	18,785,500	5	0.62	-	-	-
Dannon Company Inc	14,761,600	6	0.49	-	-	-
Sysco Foods	14,041,000	7	0.46	-	-	-
Sears Roebuck	13,552,100	8	0.45	-	-	-
Wal-Mart Stores	12,442,000	9	0.41	-	-	-
BH West Jordan LLC	11,259,400	10	0.37	-	-	-
Fred Meyer	-	-	-	10,648,200	2	0.85
Pacific Coast Bldg Prod	-	-	-	9,464,129	3	0.75
Stonebridge Ltd	-	-	-	8,431,940	4	0.67
Broadmoor Holdings Inc	-	-	-	8,009,870	5	0.64
AIMCO Properties	-	-	-	6,866,365	6	0.55
National Semiconductor	-	-	-	6,509,910	7	0.52
South Wire	-	-	-	6,388,100	8	0.51
GFI - WJ Investment	-	-	-	6,349,600	9	0.51
Carmike Cinemas Inc	-	-	-	6,240,300	10	0.50
Total	<u>\$ 256,017,775</u>		<u>8.43 %</u>	<u>\$ 85,672,914</u>		<u>6.82 %</u>

Source: Salt Lake County Assessor

Schedule 13
CITY OF WEST JORDAN
Ratios of Outstanding Debt by Type
Last Five Fiscal Years

Fiscal Year	Governmental Activities						Business-Type Activities				Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)		
	General		Sales Tax		Tax		Excise Tax		Water					Capital Leases	
	Obligation Bonds	Lease Revenue Bonds	Revenue Bonds	Revenue Bonds	Road Bonds	Increment Revenue Bonds	Capital Leases	Contracts Payable	Revenue Bonds	Capital Leases					
2001	\$ -	\$ 7,920,000	\$ -	\$ -	\$ -	\$ 960,000	\$ 506,255	\$ 2,090,000	\$ 1,675,000	\$ -	\$ 13,151,255	0.58 %	\$ 161		
2002	-	7,670,000	14,460,000	-	4,160,000	655,000	389,347	2,025,000	1,145,000	-	30,504,347	1.26	355		
2003	-	7,305,000	13,225,000	-	3,760,000	335,000	399,931	1,955,000	10,500,000	-	37,479,931	1.49	426		
2004	-	6,915,000	11,955,000	-	3,350,000	1,000,000	253,739	1,880,000	9,600,000	721,483	35,675,222	1.34	386		
2005	10,455,000	6,510,000	10,645,000	-	2,925,000	835,000	78,424	1,800,000	11,185,000	583,529	45,016,953	1.63	472		

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) See Schedule 22 for personal income and population data.

Schedule 14
CITY OF WEST JORDAN
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year	General Bonded Debt Outstanding			Percentage of Actual Taxable Value of Property (1)	Per Capita (2)
	General Obligation Bonds	Other Bonds	Total		
1996	\$ -	\$ -	\$ -	-	\$ -
1997	-	-	-	-	-
1998	-	-	-	-	-
1999	-	-	-	-	-
2000	-	-	-	-	-
2001	-	-	-	-	-
2002	-	-	-	-	-
2003	-	-	-	-	-
2004	-	-	-	-	-
2005	10,455,000	-	10,455,000	0.34	110

(1) See Schedule 7 for property value data.

(2) See Schedule 22 for population data.

Schedule 15
CITY OF WEST JORDAN
Direct and Overlapping Governmental Activities Debt
As of June 30, 2005

<u>Governmental Unit</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable to West Jordan (1)</u>	<u>Estimated Amount Applicable to West Jordan</u>
City of West Jordan	\$ 33,248,424	100.00 %	\$ 33,248,424
Jordan School District	172,775,000	17.07	29,492,693
Salt Lake County	210,300,000	6.00	12,618,000
Total			<u>\$ 75,359,117</u>

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of West Jordan. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

(1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the City's boundaries and dividing it by each unit's total taxable assessed value.

Sources: Utah State Tax Commission; Jordan School District; Salt Lake County Auditor's Office

Schedule 16
CITY OF WEST JORDAN
Legal Debt Margin Information
Last Ten Fiscal Years

	Fiscal Year									
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Debt Limit	\$ 71,755,626	\$ 83,164,468	\$ 87,989,513	\$ 91,858,045	\$ 100,204,224	\$ 116,345,902	\$ 157,198,892	\$ 178,130,507	\$ 182,740,795	\$ 198,141,751
Total debt applicable to limit	-	-	-	-	-	-	-	-	-	10,455,000
Legal debt margin	\$ 71,755,626	\$ 83,164,468	\$ 87,989,513	\$ 91,858,045	\$ 100,204,224	\$ 116,345,902	\$ 157,198,892	\$ 178,130,507	\$ 182,740,795	\$ 187,686,751
Total debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.28%

Legal Debt Margin Calculation for Fiscal Year 2005

Estimated market value	\$ 4,953,543,775
Debt limit (4% of market value)	198,141,751
Debt applicable to limit	10,455,000
Legal debt margin	\$ 187,686,751

Sources: Utah State Tax Commission; Salt Lake County Auditor's Office

Schedule 17
CITY OF WEST JORDAN
Pledged-Revenue Coverage
Water Revenue Bonds
Last Ten Fiscal Years

Fiscal Year	Gross Revenues(1)	Operating Expenses(2)	Net Revenue Available for Debt Service	Debt Service Requirements (3)			Coverage
				Principal	Interest	Total	
1996	\$ 6,546,501	\$ 5,587,845	\$ 958,656	\$ -	\$ 207,433	\$ 207,433	4.62
1997	7,352,336	6,528,854	823,482	-	178,814	178,814	4.61
1998	7,519,719	7,127,479	392,240	-	141,325	141,325	2.78
1999	8,954,264	8,130,324	823,940	35,000	129,927	164,927	5.00
2000	10,158,308	9,076,015	1,082,293	320,000	121,168	441,168	2.45
2001	12,950,898	9,655,722	3,295,176	500,000	100,623	600,623	5.49
2002	11,714,058	10,435,964	1,278,094	530,000	74,350	604,350	2.11
2003	9,761,397	6,621,253	3,140,144	1,145,000	68,649	1,213,649	2.59
2004	12,523,702	8,095,110	4,428,592	900,000	146,086	1,046,086	4.23
2005	12,521,995	6,085,885	6,436,110	1,280,000	237,376	1,517,376	4.24

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

- (1) Total revenues (including interest and impact fees). Prior to 2003, amounts shown are for water and sewer combined.
- (2) Total operating expenses exclusive of depreciation. Prior to 2003, amounts shown are for water and sewer combined.
- (3) Prior to 2003, amounts shown are for water and sewer combined.

Schedule 18
CITY OF WEST JORDAN
Pledged-Revenue Coverage
Sales Tax Revenue Bonds
Last Ten Fiscal Years

Fiscal Year	Sales Tax Revenue	Debt Service Requirements			Coverage
		Principal	Interest	Total	
1996	\$ 5,098,953	\$ -	\$ -	\$ -	-
1997	6,496,655	-	-	-	-
1998	6,075,692	-	-	-	-
1999	6,743,350	-	-	-	-
2000	7,752,399	-	-	-	-
2001	9,225,688	-	-	-	-
2002	10,530,861	-	172,993	172,993	60.87
2003	10,422,430	1,235,000	589,335	1,824,335	5.71
2004	11,406,021	1,270,000	550,476	1,820,476	6.27
2005	12,329,909	1,310,000	514,175	1,824,175	6.76

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

Schedule 19
CITY OF WEST JORDAN
Pledged-Revenue Coverage
Excise Tax Road Bonds
Last Ten Fiscal Years

Fiscal Year	Class C Road Tax Allotment	Debt Service Requirements			Coverage
		Principal	Interest	Total	
1996	\$ 935,255	\$ -	\$ -	\$ -	-
1997	992,927	-	-	-	-
1998	1,587,463	-	-	-	-
1999	1,828,655	-	-	-	-
2000	1,962,119	-	-	-	-
2001	2,226,675	-	-	-	-
2002	2,725,943	420,000	228,018	648,018	4.21
2003	2,727,564	400,000	163,848	563,848	4.84
2004	3,113,374	410,000	154,962	564,962	5.51
2005	2,357,115	425,000	142,413	567,413	4.15

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

Schedule 20
CITY OF WEST JORDAN
Pledged-Revenue Coverage
Tax Increment Revenue Bonds
Last Ten Fiscal Years

Fiscal Year	Tax Increment Revenue	Debt Service Requirements			Coverage
		Principal	Interest	Total	
1996	\$ 149,482	\$ -	\$ -	\$ -	-
1997	120,000	-	-	-	-
1998	120,000	-	-	-	-
1999	695,086	-	-	-	-
2000	724,314	-	-	-	-
2001	1,145,086	320,000	37,264	357,264	3.21
2002	1,636,422	305,000	51,911	356,911	4.58
2003	1,927,527	320,000	35,764	355,764	5.42
2004	1,864,268	335,000	18,578	353,578	5.27
2005	1,001,561	165,000	44,849	209,849	4.77

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

Schedule 21
CITY OF WEST JORDAN
Pledged-Revenue Coverage
HUD Contract Payable
Last Ten Fiscal Years

Fiscal Year	Community Development Block Grant Revenue	Debt Service Requirements			Coverage
		Principal	Interest	Total	
1996	\$ 558,736	\$ -	\$ -	\$ -	-
1997	41,291	-	-	-	-
1998	586,424	-	-	-	-
1999	469,000	-	-	-	-
2000	484,171	-	-	-	-
2001	593,966	-	99,403	99,403	5.98
2002	798,511	65,000	155,368	220,368	3.62
2003	588,465	70,000	150,620	220,620	2.67
2004	559,642	75,000	145,475	220,475	2.54
2005	501,878	80,000	139,943	219,943	2.28

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

Schedule 22
CITY OF WEST JORDAN
Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population	Personal Income (1)	Per Capita Personal Income (2)	Unemployment Rate (3)
1996	59,829	N/A	N/A	3.3 %
1997	64,211	N/A	N/A	3.2
1998	67,599	N/A	N/A	2.9
1999	71,039	N/A	N/A	3.6
2000	78,714	N/A	N/A	3.6
2001	81,619	\$ 2,258,724,206	\$ 27,674	3.1
2002	85,865	2,421,736,460	28,204	4.3
2003	87,969	2,510,547,291	28,539	6.1
2004	92,475	2,659,581,000	28,760	5.8
2005	95,422	2,766,283,780	28,990	5.4

(1) Estimates of total personal income are derived by multiplying per capita personal income amounts by the corresponding population.

(2) Per capita personal income amounts are for Salt Lake County. The amounts shown are for the calendar year that ended during the specified fiscal year, e.g., amounts for calendar year 2004 are shown in fiscal year 2005. Amounts for calendar year 2004 are estimated at 0.8 percent greater than calendar year 2003 amounts, which is the same rate of increase from calendar year 2002 to calendar year 2003.

(3) Unemployment rates are for the Salt Lake City, UT metropolitan area. The rates shown are for the calendar year that ended during the specified fiscal year, e.g., rates for calendar year 2004 are shown in fiscal year 2005.

N/A = Not available

Sources: Population information provided by the West Jordan Community Development Department. Per capita personal income information provided by the Governor's Office of Planning & Budget. Unemployment rates provided by the U.S. Department of Labor, Bureau of Labor Statistics.

Schedule 23
CITY OF WEST JORDAN
Principal Employers
Current Year and Nine Years Ago

Employer	2005			1996		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Jordan School District	2,177	1	7.49 %	1,044	1	8.06 %
Wal-Mart	581	2	2.00	-		-
Fairchild Semi-conductor	575	3	1.98	-		-
West Jordan City	505	4	1.74	340	3	2.62
Sysco Intermountain Food Services	496	5	1.71	-		-
Jordan Valley Hospital	387	6	1.33	208	4	1.61
Smith's	364	7	1.25	-		-
Sam's Club	250	8	0.86	-		-
Sears Roebuck	238	9	0.82	-		-
Mountain America Credit Union	215	10	0.74	-		-
National Semi-conductor	-		-	605	2	4.67
Southwire	-		-	201	5	1.55
Interstate Brick	-		-	175	6	1.35
Shopko	-		-	160	7	1.23
Fashion Cabinets Mfg. Inc.	-		-	117	8	0.90
West Jordan Care Center	-		-	117	9	0.90
Utah Army National Guard Aviation	-		-	105	10	0.81
Total	<u>5,788</u>		<u>19.92 %</u>	<u>3,072</u>		<u>23.71 %</u>

Sources: West Jordan City Business License Division; Jordan School District

Schedule 24
CITY OF WEST JORDAN
Full-time Equivalent City Government Employees by Function/Program
Last Two Fiscal Years

Function/Program	2004	2005
General government		
Mayor & city council	4.00	4.10
Administration	9.50	8.90
Support services	15.63	14.63
Finance/Administrative services	11.50	17.50
Attorney	8.75	10.75
Court	10.00	10.00
Community development		
Planning & zoning	9.50	9.50
Economic development	1.00	1.00
Building safety	12.25	12.17
Police		
Support services	25.20	54.20
Line services	108.80	86.80
Animal control	5.00	5.00
Fire	85.00	85.00
Public works		
Public works administration	0.75	4.00
Engineering	15.33	18.33
Streets	21.00	21.00
Fleet operations	8.75	8.00
Parks and recreation	13.00	15.50
Water	17.59	14.00
Sewer	12.16	11.00
Solid waste	3.75	1.00
Total	398.45	412.37

Note: Full-time equivalent employees shown are based on authorized positions as determined by the salary schedule and the personnel budgets for the specified year.

Source: West Jordan Human Resources Department

Schedule 25
CITY OF WEST JORDAN
Operating Indicators by Function/Program
Last Ten Fiscal Years

Function/Program	Fiscal Year									
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Community development										
Residential building permits issued	1,513	1,399	1,243	1,524	1,468	811	864	1,162	1,757	1,299
Commercial building permits issued	168	196	219	255	310	437	241	339	258	182
Police										
Calls for service (1)	N/A	N/A	N/A	N/A	N/A	N/A	53,630	55,661	59,247	46,352
Arrests	N/A	N/A	N/A	N/A	N/A	N/A	3,392	3,036	2,718	2,998
Violations cited	N/A	N/A	N/A	N/A	N/A	N/A	14,591	14,724	16,158	14,942
Fire										
Medical responses	N/A	N/A	N/A	N/A	N/A	2,301	2,574	2,610	3,473	3,251
Fire responses	N/A	N/A	N/A	N/A	N/A	1,250	1,154	1,015	2,184	2,173
Water										
Residential accounts serviced	N/A	N/A	N/A	N/A	N/A	16,058	16,459	16,859	17,847	18,806
Commercial accounts serviced	N/A	N/A	N/A	N/A	N/A	800	884	943	1,044	1,107
Average daily consumption (thousands of gallons)	N/A	N/A	N/A	N/A	N/A	15,852	15,688	14,202	15,611	13,980
Sewer										
Sewer line miles inspected	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	64	55
Sewer line miles cleaned	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	214	181

Note: Indicators are not available for the general government, public works, parks & recreation or solid waste functions. Some of the amounts shown are for the calendar year that ended during the specified fiscal year, e.g., amounts for calendar year 2004 would be shown in fiscal year 2005.

(1) The decrease from 2004 to 2005 is due to a change in reporting methodology from Valley Emergency Communications Center, a regional dispatch center.

N/A = Not available

Schedule 26
CITY OF WEST JORDAN
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

Function/Program	Fiscal Year									
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Police										
Marked patrol vehicles	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	71	71
Fire										
Fire stations	3	3	3	3	3	4	4	4	4	4
Fire engines	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6	6
Ambulances	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5	5
Public works										
Street miles	180	188	188	219	253	271	286	325	325	325
Streetslights	1,956	2,116	2,123	2,259	3,005	3,045	3,376	3,605	3,834	4,303
Parks and recreation										
Park acreage	290	290	290	290	290	418	407	407	442	442
Baseball/softball diamonds	15	15	15	15	15	16	25	25	25	25
Soccer fields	N/A	20	20	20	20	23	23	23	24	24
Water										
Water main miles	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	272	316
Storage capacity (thousands of gallons)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	28,000	26,500

Note: Indicators are not available for the general government, community development, sewer or solid waste functions.

N/A = Not available

CITY OF WEST JORDAN

SINGLE AUDIT

FOR THE YEAR ENDED JUNE 30, 2005

**City of West Jordan, Utah
Single Audit**

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OSBORNE, ROBBINS & BUHLER, P.L.L.C. Certified Public Accountants

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**REPORT OF INDEPENDENT CERTIFIED PUBLIC
ACCOUNTANTS ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH GOVERNMENT
AUDITING STANDARDS**

Honorable Mayor and Members of the City Council
City of West Jordan, Utah

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of West Jordan, Utah (City), as of and for the year ended June 30, 2005, which collectively comprise the City's basic financial statements and have issued our report thereon dated October 20, 2005. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the City's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinions on the financial statements and not to provide an opinion on the internal control over financial reporting. Our consideration of the internal control would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a reportable condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements caused by error or fraud in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not

an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

However, we noted certain matters that we have reported to management of the City in a separate letter dated October 20, 2005.

This report is intended solely for the information and use of the City Council, management, federal awarding agencies, pass-through entities, and the Utah State Auditor's Office and is not intended to be and should not be used by anyone other than these specified parties.

Osborne Robbins & Barker PLLC

October 20, 2005

OSBORNE, ROBBINS & BUHLER, P.L.L.C. Certified Public Accountants

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**REPORT OF INDEPENDENT CERTIFIED PUBLIC
ACCOUNTANTS ON COMPLIANCE WITH REQUIREMENTS
APPLICABLE TO EACH MAJOR PROGRAM AND
INTERNAL CONTROL OVER COMPLIANCE IN
ACCORDANCE WITH OMB CIRCULAR A-133**

Honorable Mayor and Member of the City Council
City of West Jordan, Utah

Compliance

We have audited the compliance of the City of West Jordan, Utah (the City), with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* that are applicable to its major federal program for the year ended June 30, 2005. The City's major federal program is identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to its major federal program is the responsibility of the City's management. Our responsibility is to express an opinion on the City's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133, require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the City's compliance with those requirements.

In our opinion, the City complied, in all material respects, with the requirements referred to above that are applicable to its major federal program for the year ended June 30, 2005.

Internal Control Over Compliance

The management of the City is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered the City's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance and to test and report on the internal control over compliance in accordance with OMB Circular A-133.

Our consideration of the internal control over compliance would not necessarily disclose all matters in the internal control that might be material weaknesses. A material weakness is a reportable condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that noncompliance with applicable requirements of laws, regulations, contracts and grants caused by error or fraud that would be material in relation to a major federal program being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over compliance and its operation that we consider to be material weaknesses.

Schedule of Expenditures of Federal Awards

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of and for the year ended June 30, 2005, and have issued our report thereon dated October 20, 2005. Our audit was performed for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements taken as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by OMB Circular A-133 and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

This report is intended solely for the information and use of management, the City Council, federal awarding agencies, and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Osborne Robbins & Butler PLLC

October 20, 2005

CITY OF WEST JORDAN, UTAH
Schedule of Expenditures of Federal Awards
Year Ended June 30, 2005

	<u>Federal CFDA Number</u>	<u>Pass- through Grantor's Number</u>	<u>Expenditures</u>
<u>Federal grantor/pass-through grantor/program title</u>			
<u>Housing and Urban Development</u>			
Passed through Salt Lake County:			
Home-Downpayment Assistance	14.218	BV2262C	\$ 41,793
Direct Programs:			
Community Development Block Grant	14.218	N/A	460,085
Special Purpose Grant			-
			<u>501,878</u>
<u>Department of Justice</u>			
Passed through State of Utah:			
Crime Victim Reparations	16.575	N/A	46,264
Direct Programs:			
COPs Homeland Security Overtime Grant	16.710	N/A	22,997
COPs Universal Hiring Program	16.710	N/A	25,000
Local Law Enforcement Block Grant	16.592	N/A	25,000
Bulletproof Vest Partnership Grant	16.607	N/A	5,760
			<u>125,021</u>
<u>Department of Homeland Security</u>			
Passed through State of Utah:			
Homeland Security Grant - Law Enforcement	97.004	DES-2004-LETP-002	102,977
Homeland Security Grant - Fire	97.004	DES-2004-SHSP-002	368,384
			<u>471,361</u>
Total Department of Homeland Security			<u>471,361</u>
Total expenditures of federal awards			<u><u>\$ 1,098,260</u></u>

CITY OF WEST JORDAN, UTAH
Notes to Schedule of Expenditures of Federal Awards
Year Ended June 30, 2005

The following are the notes to the supplementary schedule of expenditures of federal awards:

- General – The accompanying Schedule of Expenditures of Federal Awards presents the activity of all federal awards programs of the City of West Jordan, Utah (the City). The City is defined in Note 1 to the basic financial statements. Federal awards received directly from federal agencies as well as federal awards passed through other government agencies are included on the schedule.
- Basis of Accounting – The accompanying Schedule of Expenditures of Federal Awards is presented using the modified-accrual basis of accounting for expenditures of governmental fund types, which is described in Note 1 to the City's basic financial statements.
- Relationship to Basic Financial Statements – Federal financial assistance expenditures cannot be directly reconciled to the basic financial statements because other non-federal revenues are included in intergovernmental revenues.

CITY OF WEST JORDAN, UTAH
Schedule of Findings and Questioned Costs
June 30, 2005

SUMMARY OF AUDITOR'S RESULTS

Type of report issued on the financial statements:	An unqualified opinion was issued on the basic financial statements of the City.
Reportable conditions in internal control:	None
Noncompliance:	No instances of noncompliance were found which were material to the basic financial statements.
Type of report issued on compliance for major programs:	An unqualified opinion was issued on compliance for the major program.
Audit findings:	No audit findings required to be reported under OMB Circular A-133 or <i>Government Auditing Standards</i>
Major Programs:	The City had one major program: Homeland Security Grant CFDA #97.004
Dollar threshold – type A and type B programs:	\$300,000
Qualifications of the auditee:	The City Qualified as a low-risk auditee under OMB Circular A-133.

FINDINGS RELATING TO THE BASIC FINANCIAL STATEMENTS

No findings or questioned costs are required to be reported under *Government Auditing Standards*.

FINDINGS AND QUESTIONED COSTS FOR FEDERAL AWARDS

No findings or questioned costs related to federal awards that are required to be reported under OMB Circular A-133 were noted during the audit.

CITY OF WEST JORDAN, UTAH
Summary Schedule of Prior Audit Findings
June 30, 2005

The City has no prior findings on which to report status.

OSBORNE, ROBBINS & BUHLER, P.L.L.C. Certified Public Accountants

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REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS ON STATE LEGAL COMPLIANCE IN ACCORDANCE WITH STATE OF UTAH LEGAL COMPLIANCE AUDIT GUIDE

Honorable Mayor and Members of the City Council
City of West Jordan, Utah

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of West Jordan, Utah (City), for the year ended June 30, 2005, and have issued our report thereon dated October 20, 2005. As part of our audit, we have audited the City's compliance with the requirements governing types of services allowed or unallowed; eligibility; matching, level of effort, or earmarking; reporting; special tests and provisions applicable to each of its major State assistance programs as required by the State of Utah Legal Compliance Audit Guide for the year ended June 30, 2005. The City received the following major State assistance programs from the State of Utah:

B & C Road Funds	(Department of Transportation)
Liquor Law Enforcement	(State Tax Commission)

The City also received the following nonmajor grants which are not required to be audited for specific compliance requirements:

Credit Enhancement Grant (Department of Natural Resources)

Our audit also included testwork on the City's compliance with those general compliance requirements identified in the State of Utah Legal Compliance Audit Guide, including:

Public Debt	Other General Issues
Cash Management	Budgetary Compliance
Purchasing Requirements	Justice Court
B & C Road Funds	Liquor Law Enforcement
Truth in Taxation & Property Tax	Uniform Building Code
Limitations	Standards
Impact Fees	Asset Forfeiture

The management of the City is responsible for the City's compliance with all compliance requirements identified above. Our responsibility is to express an opinion on compliance with those requirements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether material noncompliance with the requirements referred to above occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

The results of our audit procedures disclosed immaterial instances of noncompliance with requirements referred to above, which are described in the accompanying management letter. We considered these instances of noncompliance in forming our opinion on compliance, which is expressed in the following paragraph.

In our opinion, City of West Jordan, Utah, complied, in all material respects, with the general compliance requirements identified above and the requirements governing types of services allowed or unallowed; eligibility; matching, level of effort, or earmarking; reporting; and special tests and provisions that are applicable to each of its major State assistance programs for the year ended June 30, 2005.

Ostome Robbins & Baker PLLC

October 20, 2005